

| WESTGATE SHOPPING CENTRE |

# RETAIL FOR LEASE

17010 90 AVENUE | EDMONTON | AB



**Omada**  
COMMERCIAL

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
OMADA-CRE.COM | 780.540.5320

1,549 SF FIXTURED RETAIL  
1,935 SF FIXTURED OFFICE  
5,231 SF FIXTURED LIQUOR STORE

- Located on West Edmonton's premier retail corridor adjacent to West Edmonton Mall
- Exceptional exposure and traffic along 170 Street and 90 Avenue
- Four-building shopping centre with The Italian Centre Shop, Highlander Wine & Spirits, McDonald's, Boston Pizza, and Canada Diagnostic Centres as major tenants

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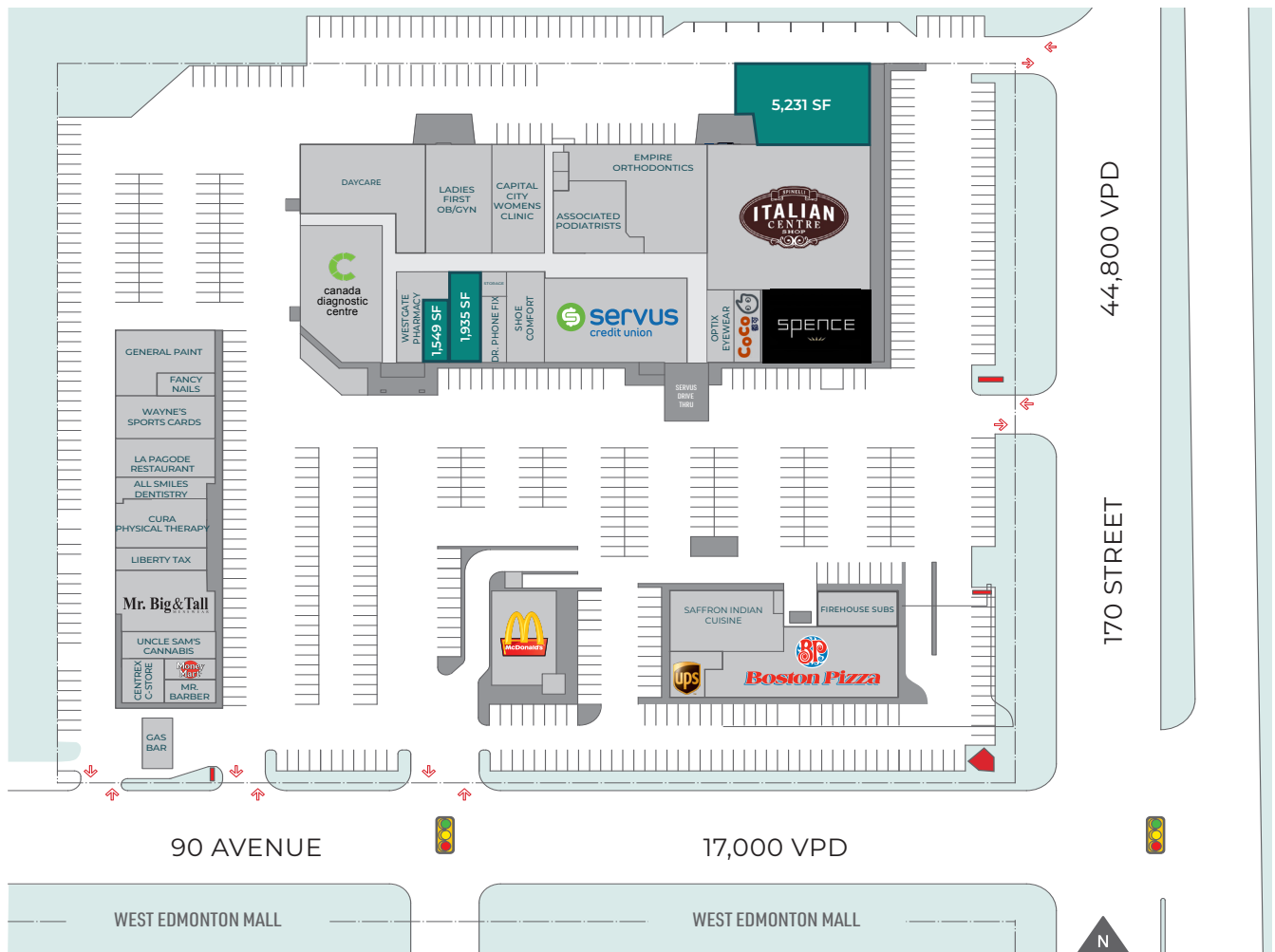
CAM PICKETTS  
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# RETAIL AND OFFICE SPACES

**Municipal** 17010 90 Avenue, Edmonton, AB  
**Legal** Plan 0928218, Block 30, Lot 10  
**Access** Two (2) signalized intersections  
 Four (4) right in/right access points  
**Zoning** DC2 (1011) Site Specific Development

**Basic Rent** Negotiable  
**Signage** Fascia & several pylon signs  
**Parking** Abundant surface parking  
**Traffic** Exposure to more than 60,200 VPD combined from 170 St & 90 Ave

Vacancy	Available	Op Costs (2024 Est.)
±1,549 SF	Immediately	\$20.80 PSF
±1,935 SF	January 2025	\$20.80 PSF
±5,231 SF	Immediately	\$18.04 PSF



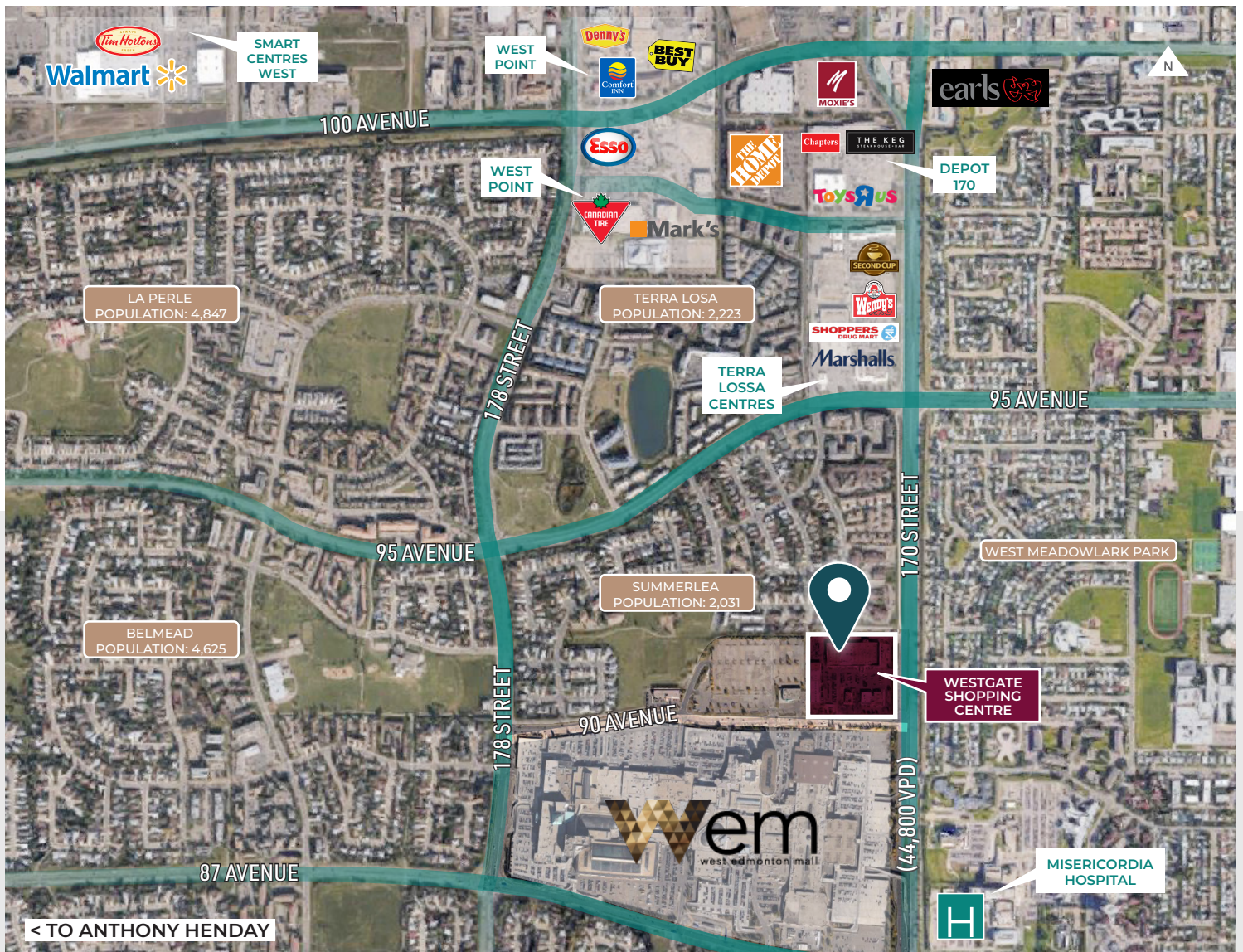
# MARKET FEATURES

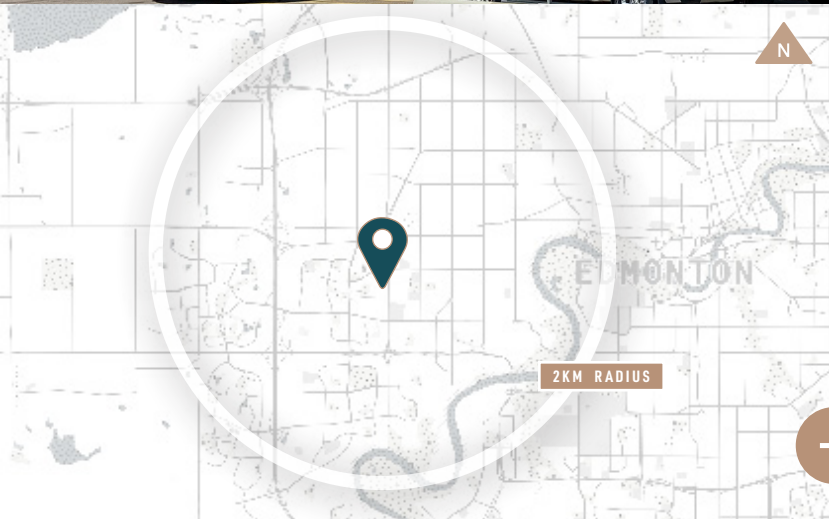
WEST EDMONTON IS HOME TO THE LARGEST MALL IN NORTH AMERICA, WEST EDMONTON MALL, MAKING THIS SECTION OF THE CITY A HIGHLY ACTIVE DESTINATION SHOPPING AREA.



Not only does West Edmonton Mall draw customers in from all across the city, but it also attracts 30.8 million national and international visitors year after year.

Westgate Shopping Centre is located immediately north of West Edmonton Mall and has a strong tenant mix including The Italian Centre Shop, Highlander Wine & Spirits, McDonald's, Canada Diagnostic Centres, and a variety of other medical facilities. The Centre is perfectly positioned to service the 36,000 residents in the surrounding neighborhoods and benefit from the vast levels of consumer traffic brought to the area by West Edmonton Mall. This centre has great signage/exposure to approximately 57,000 vehicles per day on 170 Street.





# IDEALLY SITUATED

17010 90 AVENUE | EDMONTON | AB

**+ 44,800 VPD ON 170 STREET**

### [ POPULATION ]

39,791 residents

42,687 daytime population

3.9% growth (2014-2019)

**6.2 % projected growth (2019-2024)**

### [ INCOME ]

Average household income of \$87,192

27.5% of households earn \$60,000 to \$100,000

**33.3% of households earn more than \$100,000**

### [ AGE ]

0-19 yrs = 20.9%

**20-39 yrs = 30.4%**

40-59 yrs = 25.2%

60+ yrs = 23.5%

### [ TRAFFIC ]

**44,800 VPD on 170 Street**

17,000 VPD on 90 Avenue West of 170 Street

### GABRIEL LORIEAU

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