

TIME SQUARE

10920 25 Avenue NW, Edmonton, AB

1,200 – 12,000 SF

BRAND-NEW
MIXED-USE RETAIL

RETAIL FOR LEASE

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CONCEPT DESIGN



- Located in the high density campus of Century Park that offers exposure to over 900 residential units within a 200 m radius of Times Square
- Daily LRT ridership of over 100,000 people with over 29,000 riders embarking or departing at the Century Park LRT Station daily
- Fronts onto the newly redeveloped Century Professional Centre, anchored by Safeway and Shoppers Drug Mart
- Breaking ground in Spring 2026 with possession slated for Fall 2027

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PROPERTY FEATURES

Vacancy	1,200 SF - 4,900 SF 12,000 SF - PENDING
Available	Fall of 2027
Municipal	10920 25 Avenue NW Edmonton, AB
Legal	Lot 17, Block 32, Plan 1821277
Access	23 rd Avenue, 109 Street

Zoning	Site Specific Development Control Provision (DC2 (996) (1))
Basic Rent	Negotiable
Op Costs	TBD
Signage	Fascia



±470 ENCLOSED
PARKING STALLS



±26 SURFACE LEVEL
PARKING STALLS



±370 LUXURY
APARTMENTS





SITE PLAN



THE OPPORTUNITY

Located in the heart of the urban-inspired community of Century Park, Times Square offers excellent connectivity to all quadrants of the city. Situated within steps of the Century Park LRT Station, Times Square is part of the urban campus of Century Park with over 900 individual suites within a 200 m radius of the building. Times Square offers the opportunity for businesses to capitalize on the affluent communities of Southern Edmonton while capturing foot traffic from the surrounding residences and Century Park LRT station.

Times Square provides Tenants with flexible floor plates and build-to-spec opportunities, greatly reducing construction costs. Fronting onto the newly redeveloped Century Park Professional Centre, anchored by Safeway and Shoppers Drug Mart, Times Square taps into a significant regular retail customer pool. The spaces offer towering ceilings and floor-to-ceiling glazing, with several patio opportunities. Ideal for professional services, medical, dental, pharmacy, restaurants and cafes.

CENTURY PARK

Century Park is a mixed-use development that will strategically integrate modern living spaces, inviting public areas, convenient amenities, contemporary workspaces, and premium shopping with convenient access to all parts of the city via onsite public transit.

The ultimate vision of Century Park is to create a high-density urban campus that features technological and environmental innovations, contemporary architecture, and aesthetically enhanced streetscapes – all seamlessly integrated with onsite public transit.

RESIDENTIAL UNITS

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+ 24,400 VPD ON 23RD AVENUE

AREA DEMOGRAPHICS

2 KM RADIUS

23,371

DAYTIME POPULATION

31,038 residents
2.9% growth (2017-2022)
2.6% projected growth (2022-2027)

29.2%

20-39 YRS

0-19 yrs = 19.9%
40-59 yrs = 23.5%
60+ yrs = 27.2%

\$116,090

AVERAGE HOUSEHOLD INCOME

25.2% earn \$60-100,000
42.5% earn \$100,000+

CONTACT US

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