

SOUTHPARK ON WHYTE

8122 106 Street, Edmonton, AB

1,227 – 11,000 SF

HIGH STREET
MIXED-USE RETAIL

RETAIL FOR LEASE

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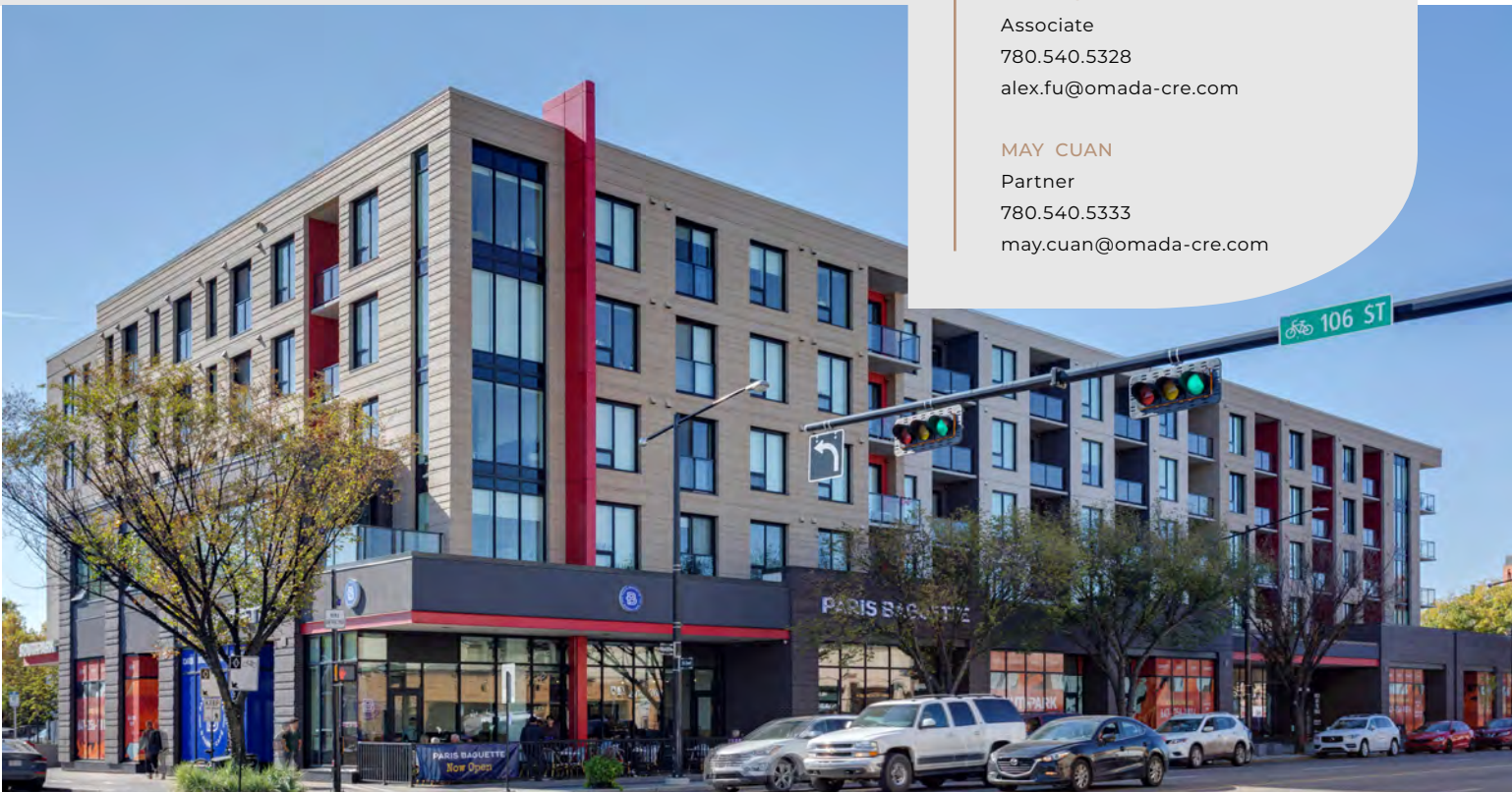
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IDEAL FOR RESTAURANT



IDEAL FOR MEDICAL



IDEAL FOR RETAIL



- **Brand new, high quality retail bays available immediately**
- High exposure site, with Whyte Avenue frontage, in one of Edmonton's densest communities
- Join Paris Baguette's lively flagship location
- 99 residential suites on site, fully-leased and occupied
- National retail anchors in the area include Safeway, Winners, RBC, and TD

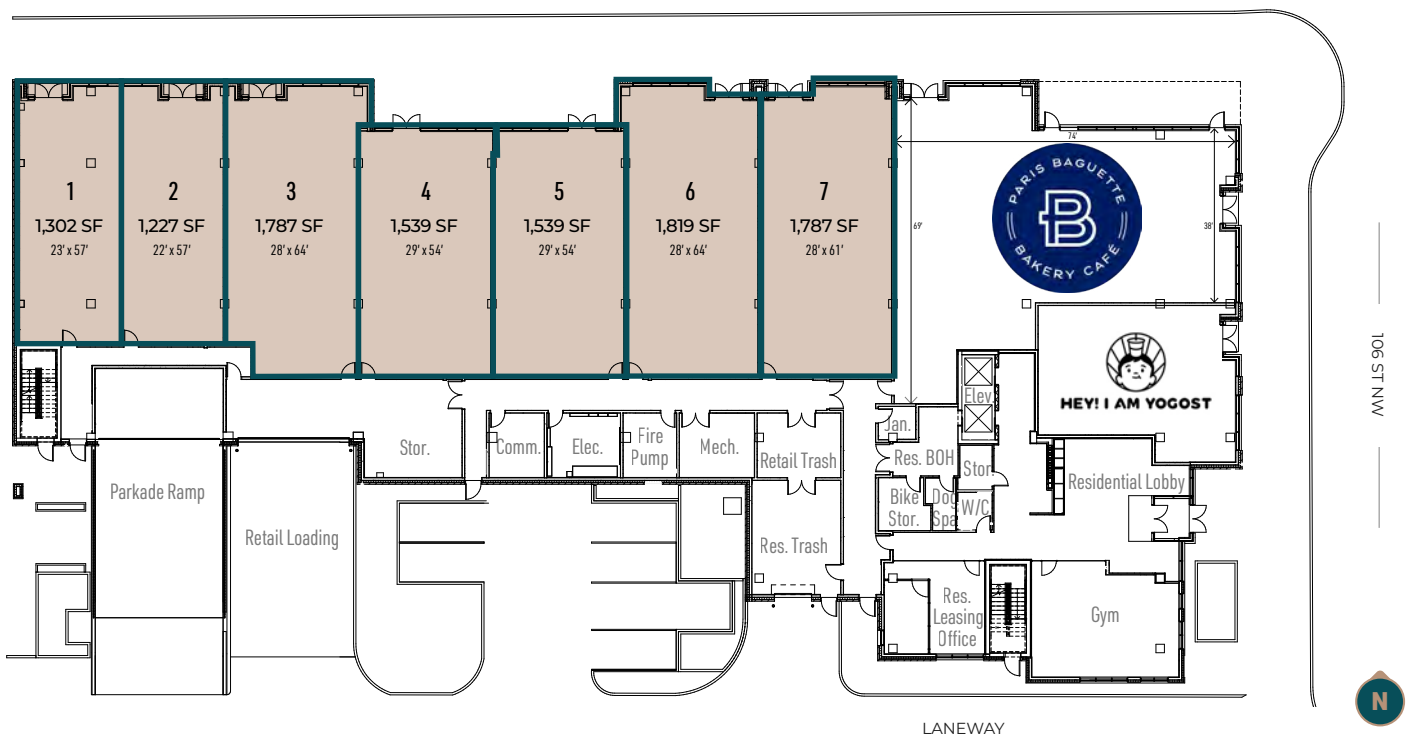
PROPERTY FEATURES

Vacancy	1,227 SF – 11,000 SF	
Available	Immediately	
Municipal	8122 106 Street, Edmonton AB T6E 3S3	
Legal	Lot 33, Block 64, Plan 2022166	
Access	82 Avenue, 106 Street	
Zoning	DC1 (17848)	
Basic Rent	Market	
Op Costs	CAM	\$6.98 PSF
	Tax	\$11.36 PSF
	Total	\$18.34 PSF (2025 est.)
TI	Negotiable	



SITE PLAN

WHYTE (82) AVE NW

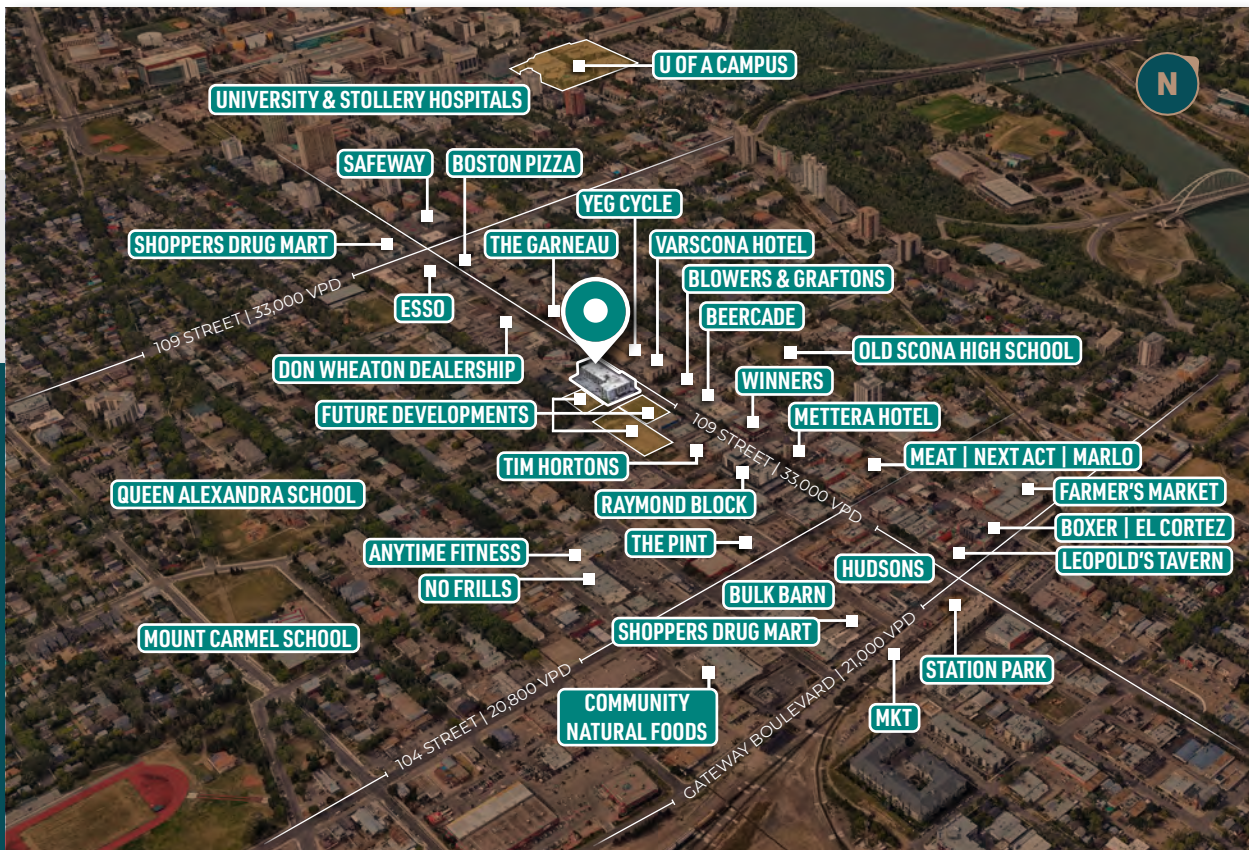


PREMIER MIXED-USE DEVELOPMENT IN OLD STRATHCONA

Old Strathcona is one of Edmonton's premiere shopping destinations offering a variety of retail choices including fashion, music shops, restaurants, salons and spas, books, home decor, sporting goods, health, professional services, arts and entertainment. The area is home to Edmonton's highest density of independently-owned businesses, alongside strong, national retail anchors. Surrounding densely-populated neighborhoods and the

students and staff of the nearby University of Alberta provide for consistent all-day destination and daily-needs traffic on Whyte Avenue.

Old Strathcona is home to some of the most renowned festivals in Edmonton such as The Fringe Festival, Ice on Whyte, Sand on Whyte, and many others. This diverse array of festivals drives nearly 1M festival goers to the area.



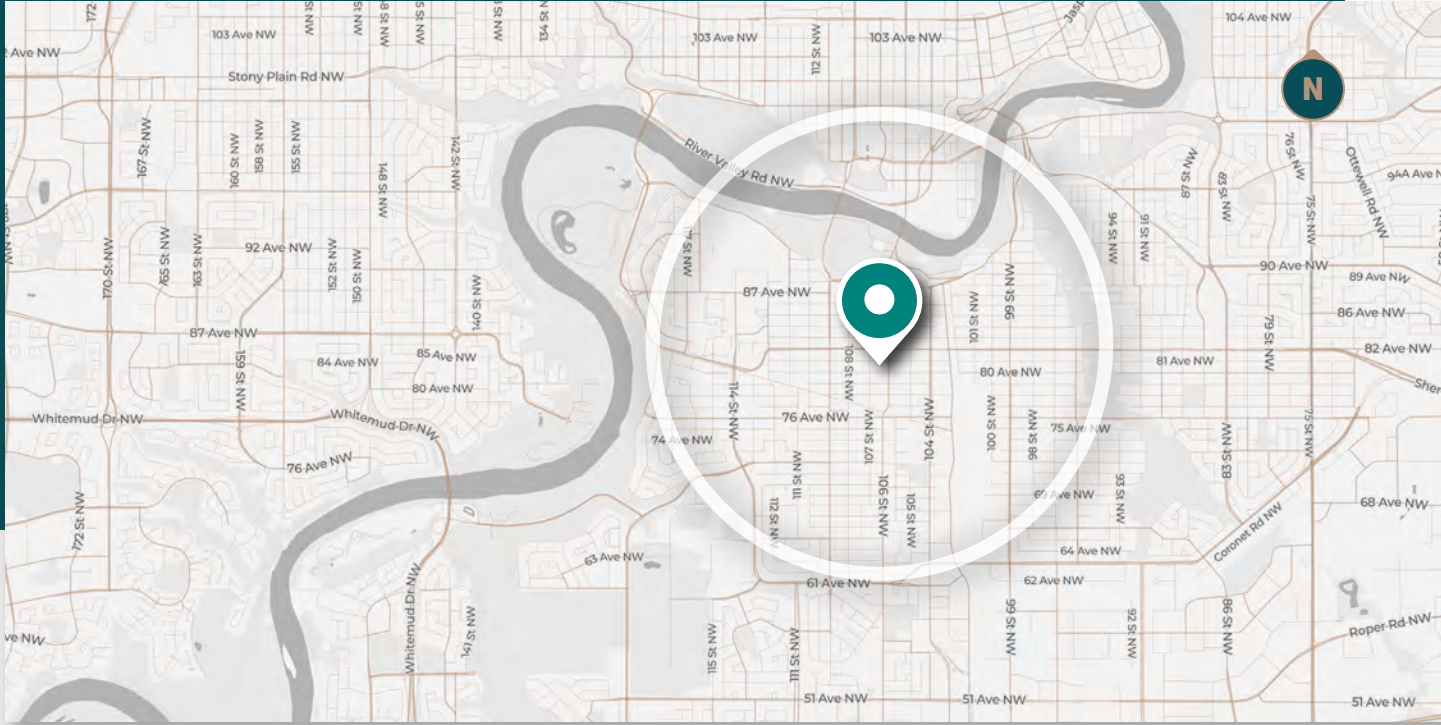
FRONTAGE TO
WHYTE AVE



99 RESIDENTIAL
UNITS



CLOSE PROXIMITY TO
UNIVERSITY OF ALBERTA



+ 25,800 VPD ON WHYTE AVENUE

AREA DEMOGRAPHICS

2 KM RADIUS

46,977

DAYTIME POPULATION

40,051 residents
5.2% growth (2018-2023)
14.2% projected growth (2023-2028)

51.7%

20-39 YRS

0-19 yrs = 11.2%
40-59 yrs = 19.7%
60+ yrs = 17.4%

\$100,807

AVERAGE HOUSEHOLD INCOME

23.9% earn \$60-100,000
35.2% earn \$100,000+

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