

SIGNATURE PLACE

8924 – 149 Street NW, Edmonton, AB

HIGH EXPOSURE
FREESTANDING
BUILDING

RETAIL FOR LEASE

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- ± 2,305 SF partially fixtured second floor restaurant space
- Located along a major west end commuter corridors, with exposure to over 24,500 vehicles per day (2026)
- Situate your business in a retail node with a solid mix of national and local destination and service retailers such as Bon Ton Bakery, ATB, Black Tusk Athletics, BMO, Rice Bowl Deluxe, and Pro Care Pharmacy and Medical Clinic
- Strategic positioning allows for servicing the broader west end as well as surrounding affluent and mature communities of Crestwood, Valleyview, Laurier Heights and Lynnwood

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PROPERTY FEATURES

Vacancy	± 2,305 SF	Basic Rent	Negotiable
Available	Thirty (30) days notice	Op Costs	\$10.95 PSF (2026 est.)
Municipal	8924 – 149 Street NW, Edmonton	Utilities	Separately metered
Legal	Lot 28, Block 2, Plan 9621254	Parking	Approx. 30 stalls
Zoning	(DC2) Development Control Provision		

AREA DEMOGRAPHICS

20,555

DAYTIME POPULATION

29,092 residents
6.4% growth (2018-2025)
3.1% projected growth (2025-2030)

27.1%

20-39 YRS

0-19 yrs = 20.3%
40-59 yrs = 25.9%
60+ yrs = 26.6%

\$150,000

AVERAGE HOUSEHOLD INCOME

21.2% earn \$60-100,000
47.1% earn \$100,000+

+ 24,538 VPD ON 149 STREET

SITE PLAN

