

## ENBRIDGE CENTRE

10166 100A Street NW, Edmonton, AB

±3,765 SF FULLY FIXTURED  
RESTAURANT WITH PATIO

# RETAIL FOR LEASE



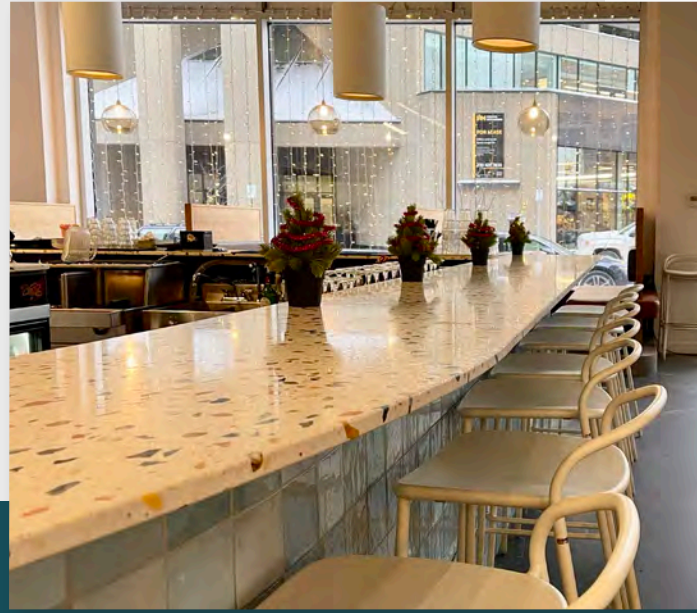
- FULLY FIXTURED RESTAURANT WITH PATIO IN THE HEART OF DOWNTOWN EDMONTON'S FINANCIAL DISTRICT
- Located in Rice Howard Way, poised to take advantage of the surging daytime population from multiple nearby high-rise office towers
- Surrounded by a number of high-profile restaurants and coffee shops
- End-cap location with patio opportunity along the South exposure
- In close proximity to the Valley Line West 102 Avenue stop
- Hourly paid street front parking along Rice Howard Way

CAM PICKETTS  
Partner | Broker  
780.437.7654  
cam.picketts@omada-cre.com

ERIC SLATTER  
Partner  
780.540.5322  
eric.slatter@omada-cre.com

# PROPERTY FEATURES

Vacancy	±3,765 SF
Available	Immediately
Address	10166 100A Street NW, Edmonton
Legal	Plan 1422995, Block 1, Lot 39A
Zoning	<a href="#">Direct Dev. Control - DC1 (16547)</a>
Lease Rate	Negotiable
Op Costs	\$25.80 PSF incl. utilities (2025)



FRONTAGE TO  
RICE HOWARD WAY



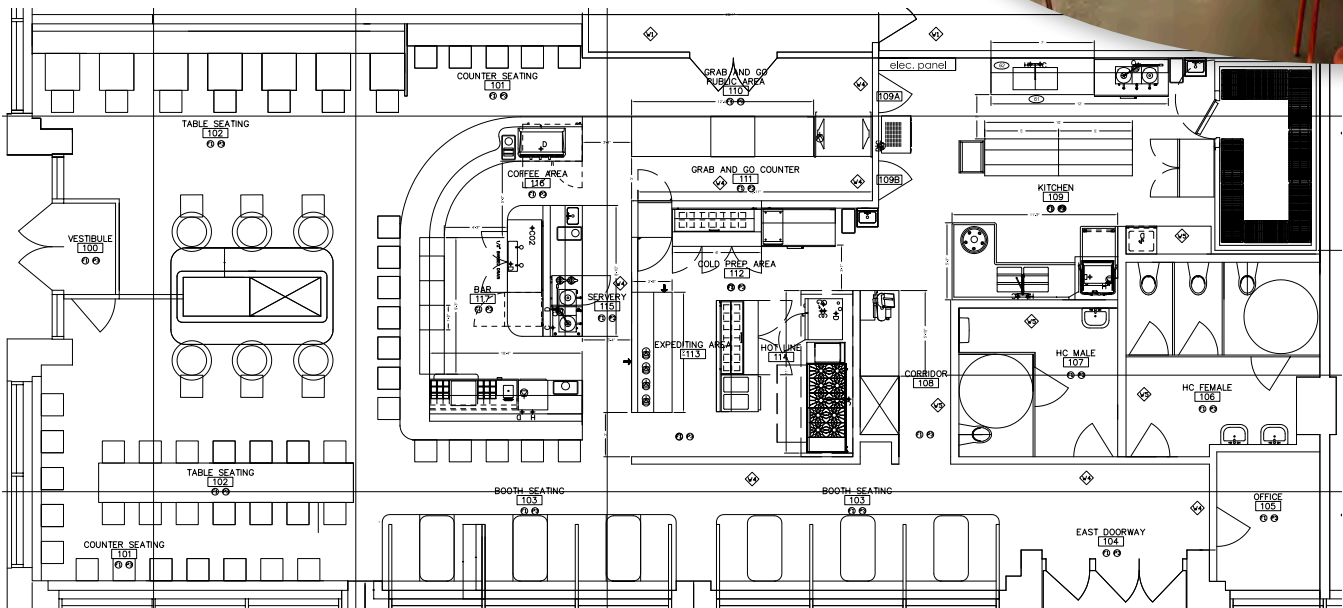
PODIUM OF A-CLASS  
ENBRIDGE CENTRE



PRESERVED HISTORIC FACADE  
WITH MODERN INTERIOR



## FLOOR PLAN





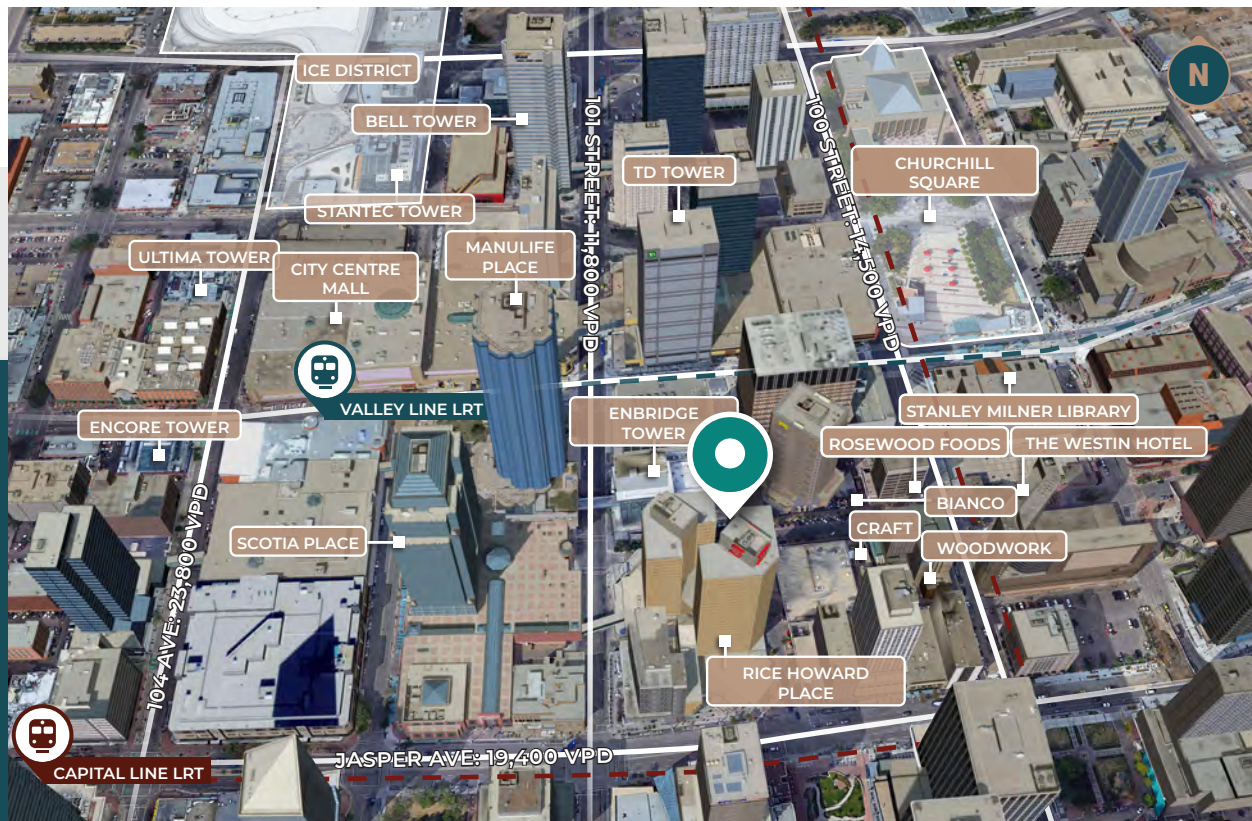
# FULLY FIXTURED RESTAURANT IN THE RICE HOWARD RETAIL NODE

This modern, fully-equipped restaurant space features a patio that extends onto Rice Howard Way. Located in the highly sought-after Rice Howard retail district, one of Downtown Edmonton's most desirable areas, the property is surrounded by popular dining spots like Credo Coffee, OEB Breakfast Co, Craft Beer Market, Bianco, Rosewood Foods, and Sherlock Holmes Pub.

Nestled within the financial district, the property is near notable buildings, including the Enbridge Centre, Phipps-McKinnon

Building, and the soon-to-be redeveloped Rice Howard Place. It is also within walking distance of key downtown landmarks such as City Centre Mall, Manulife Place, Sir Winston Churchill Square, and Stanley Milner Library.

The Rice Howard retail node offers excellent accessibility, positioned along the major 101 Street thoroughfare, just one block from the new Valley Line West 102 Avenue and Central Station LRT stops, and benefits from high pedestrian traffic in the heart of downtown.



 HIGH PROFILE LOCATION

 ADJACENT STREET PARKING

 EXPANSIVE GLASS FOR AMPLE SIGNAGE

# OMADA TEAM

## CAM PICKETTS\*

Partner | Broker  
780.437.7654  
cam.picketts@omada-cre.com

## ERIC SLATTER\*

Partner  
780.540.5322  
eric.slatter@omada-cre.com

## MAY CUAN

Partner  
780.540.5333  
may.cuan@omada-cre.com

## GABRIEL LORIEAU

Partner  
780.540.5324  
gabriel.lorieau@omada-cre.com

## CHRIS KILLINGSWORTH

Associate  
780.232.6939  
chris.killingsworth@omada-cre.com

## ALEX FU

Associate  
780.540.5328  
alex.fu@omada-cre.com

## NIC KRYWOLT

Associate  
403.930.5882  
nic.krywolt@omada-cre.com

## BEN ASHWORTH

Associate  
780-540-5329  
ben.ashworth@omada-cre.com

## NICOLE MCKAY

Associate  
780.540.5323  
nicole.mckay@omada-cre.com



### \*LEAD AGENTS

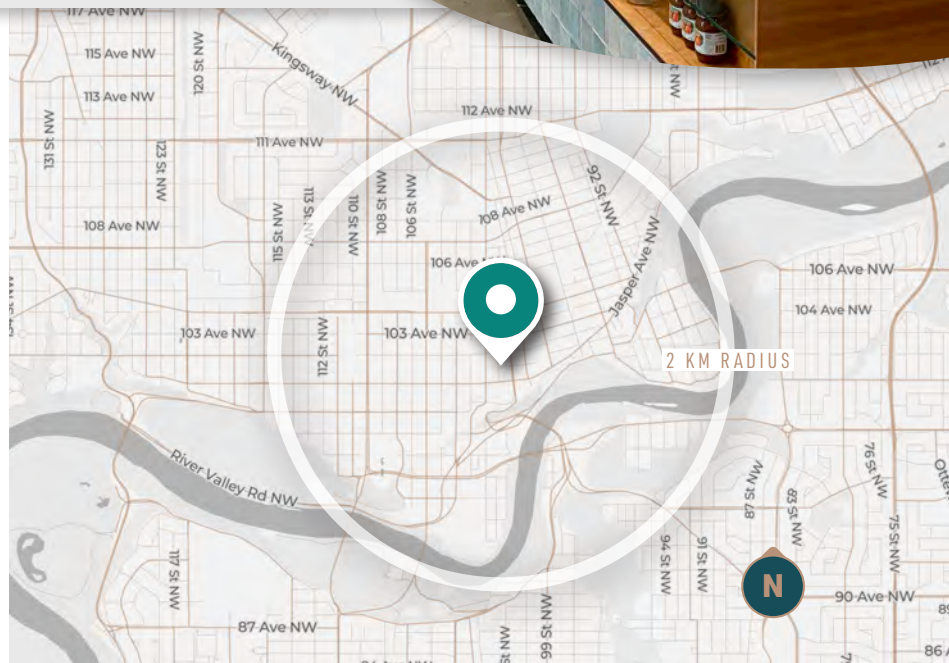
## DEMOGRAPHIC HIGHLIGHTS

**115,701**  
DAYTIME POPULATION

**47.0%**  
20-39 YRS

**\$89,027**  
AVERAGE HOUSEHOLD INCOME

**11,800**  
VPD ON 101 STREET



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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Avenue NW  
Edmonton, AB T5J 3G2

**Omada**  
COMMERCIAL