

| 1,800 SF |

RETAIL FOR LEASE



HUB BUILDING

10345 82 Avenue NW, Edmonton, AB

- 1,800 SF FIXTURED RESTAURANT SPACE ON WHYTE AVENUE
- Unique opportunity along one of the most desirable blocks of Whyte Avenue
- Ample street parking in the area, and easily accessible by public transit or bike
- Located in the heart of Edmonton's main shopping and entertainment district

CHRIS KILLINGSWORTH

Associate
780.232.6939
chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate
780.540.5329
ben.ashworth@omada-cre.com

PROPERTY FEATURES

Vacancy	1,800 SF
Available	Immediately
Address	10345 82 Avenue NW, Edmonton
Legal	Plan 5144NY, Block 61, Lot 11A
Zoning	DC1 (20476) - Direct Dev. Control Provision
Basic Rent	Negotiable
Op Costs	\$16.00 PSF (2025 est.)
Utilities	Separately metered
Parking	1 rear surface stall, street parking



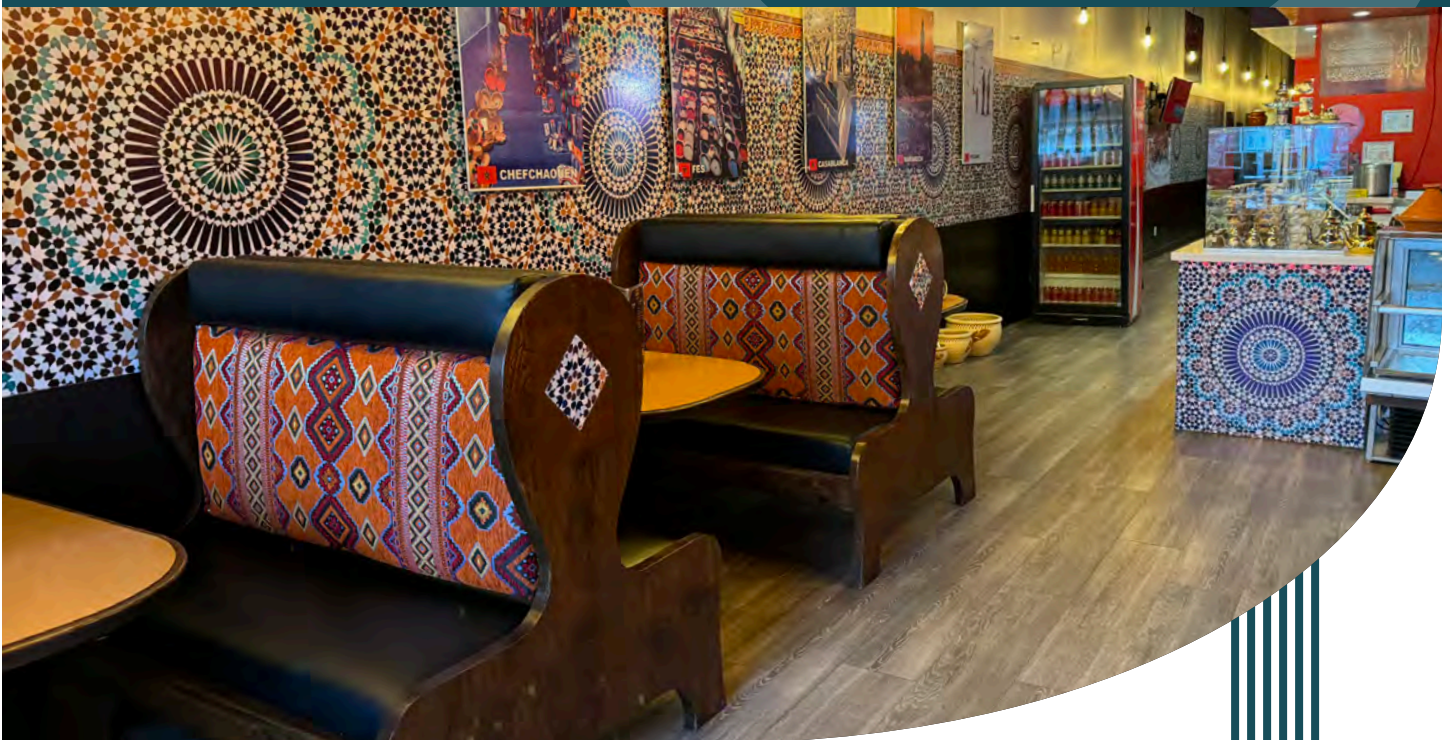
PROMINENT EXPOSURE
TO WHYTE AVENUE



FIXTURED
RESTAURANT SPACE



CLOSE PROXIMITY TO
UNIVERSITY OF ALBERTA



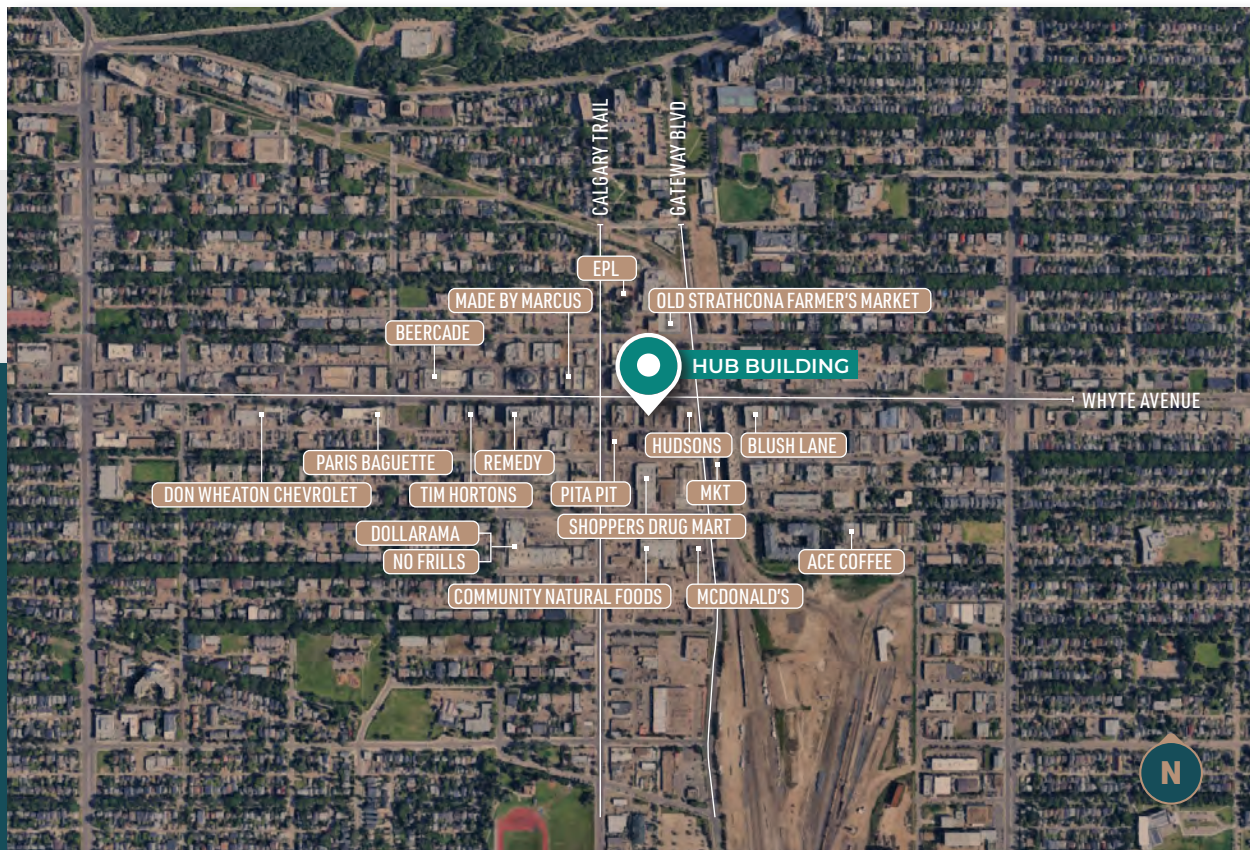
RESTAURANT IN THE HEART OF HISTORIC OLD STRATHCONA

The Hub Building is a two-storey brick building constructed in 2006 and located where the 1901 Hub News Store formerly stood.

This Whyte Avenue building is situated directly on this main shopping corridor, taking advantage of the multitude of consumers that frequent the Avenue.

The building benefits from high volumes of pedestrian traffic, the large number of

residents in the area and a strong daytime population. Many students from the nearby University of Alberta also call Old Strathcona home, resulting in younger demographics with more than half of the population living around Whyte Avenue being between the ages of 20 to 39. In recent years, Whyte Avenue has also experienced rapid revitalization with many of the historical buildings undergoing extensive renovations.



HIGH VOLUME OF
PEDESTRIAN TRAFFIC



STRONG DAYTIME
POPULATION



TWO-STOREY
BRICK BUILDING

AREA DEMOGRAPHICS

2 KM RADIUS

41,090

DAYTIME POPULATION

39,809 residents
6.8% growth (2019-2024)
18.8% projected growth (2024-2029)

50.7%

20-39 YRS

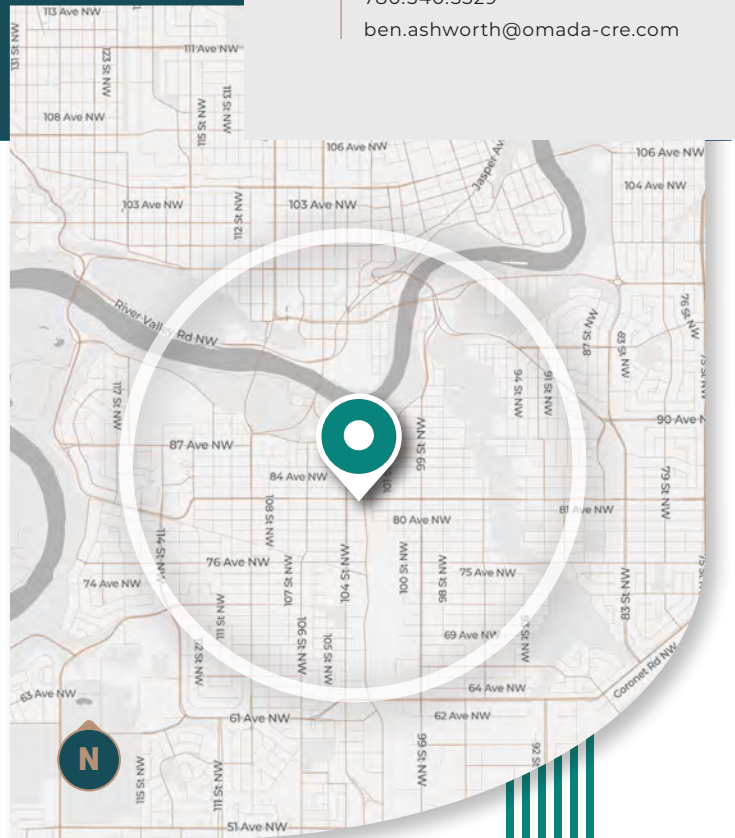
0-19 yrs = 11.8%
40-59 yrs = 20.2%
60+ yrs = 17.4%

\$96,315

AVERAGE HOUSEHOLD INCOME

23.2% earn \$60-100,000
32.5% earn \$100,000+

+ 27,830 VPD ON WHYTE AVENUE



CHRIS KILLINGSWORTH

Associate

780.232.6939

chris.killingsworth@omada-cre.com

BEN ASHWORTH

Associate

780.540.5329

ben.ashworth@omada-cre.com

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. March 10, 2025

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Connect Tower
10020 101A Ave, Edmonton, AB T5J 3G2

Omada
COMMERCIAL