

WESTGATE CROSSING 10104 175 Street, Edmonton, AB

FLEX SPACE FOR LEASE

±2,032 SF - 3,660 SF
AVAILABLE



- ± 3,660 SF flex space with a variety of configurations including open showroom, functional office buildout, and grade loading
- Flexible zoning allows for a wide range of uses to join a strong existing Tenant mix including Fabricland, 3 Leaf Wellness, and Chubb Security
- Close proximity to major retailers including Home Depot, Walmart, and Superstore, along with West Edmonton Mall nearby
- The site provides excellent signage opportunities along Stony Plain Road as well as convenient access to major arterials including Stony Plain Road, Anthony Henday, and 170 Street

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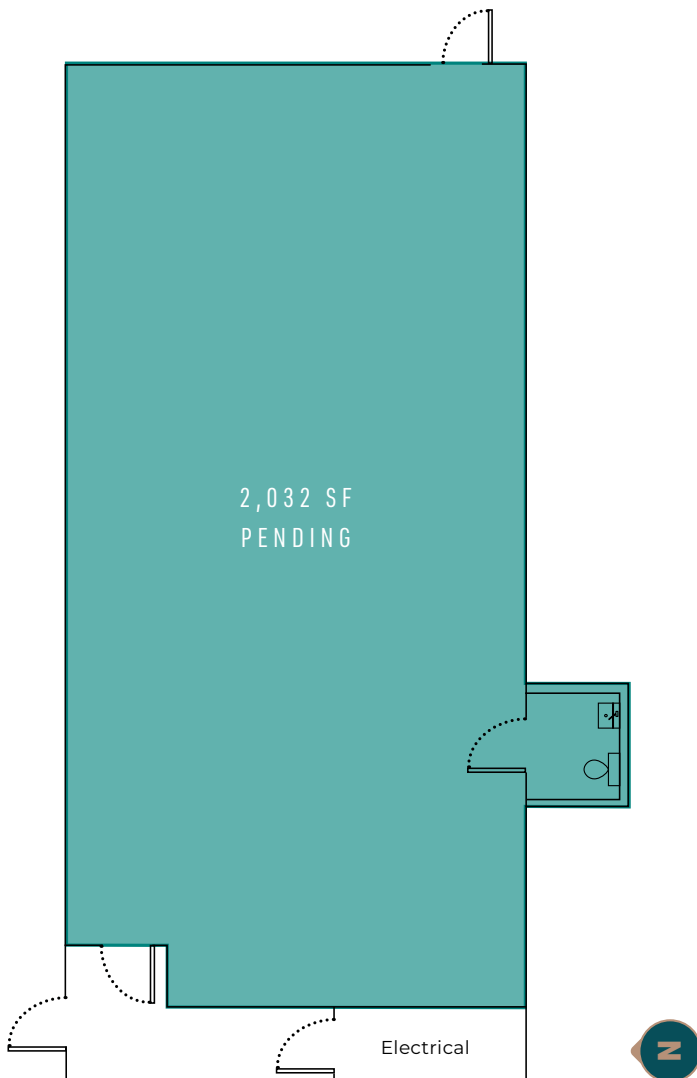
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PROPERTY FEATURES

| | |
|------------|--|
| Vacancy | ±2,032 SF - Pending |
| | ±3,660 SF - Available |
| Available | Immediately |
| Address | 10104 175 Street, Edmonton, AB |
| Legal | Plan 8522093, Block 3, Lot 5 |
| Access | 175 Street, Stony Plain Road |
| Zoning | Site Specific Zone – DC2 |
| Basic Rent | Negotiable |
| Op Costs | \$8.84 (2025 est.) |

| | |
|------------|---|
| Power | 200A/240V, 3 Phase (TBC BY TENANT) |
| Lighting | Fluorescent |
| Loading | Unit 10114: (1) 10' x 10' grade door |
| Parking | 140+ surface stalls |
| Signage | Pylon and fascia |
| Tenant Mix | Fabricland, Chubb Security, 3 Leaf Wellness, and more |

10124 UNIT PLAN



PROPERTY HIGHLIGHTS



HIGH EXPOSURE



AMPLE PARKING



FLEXIBLE ZONING

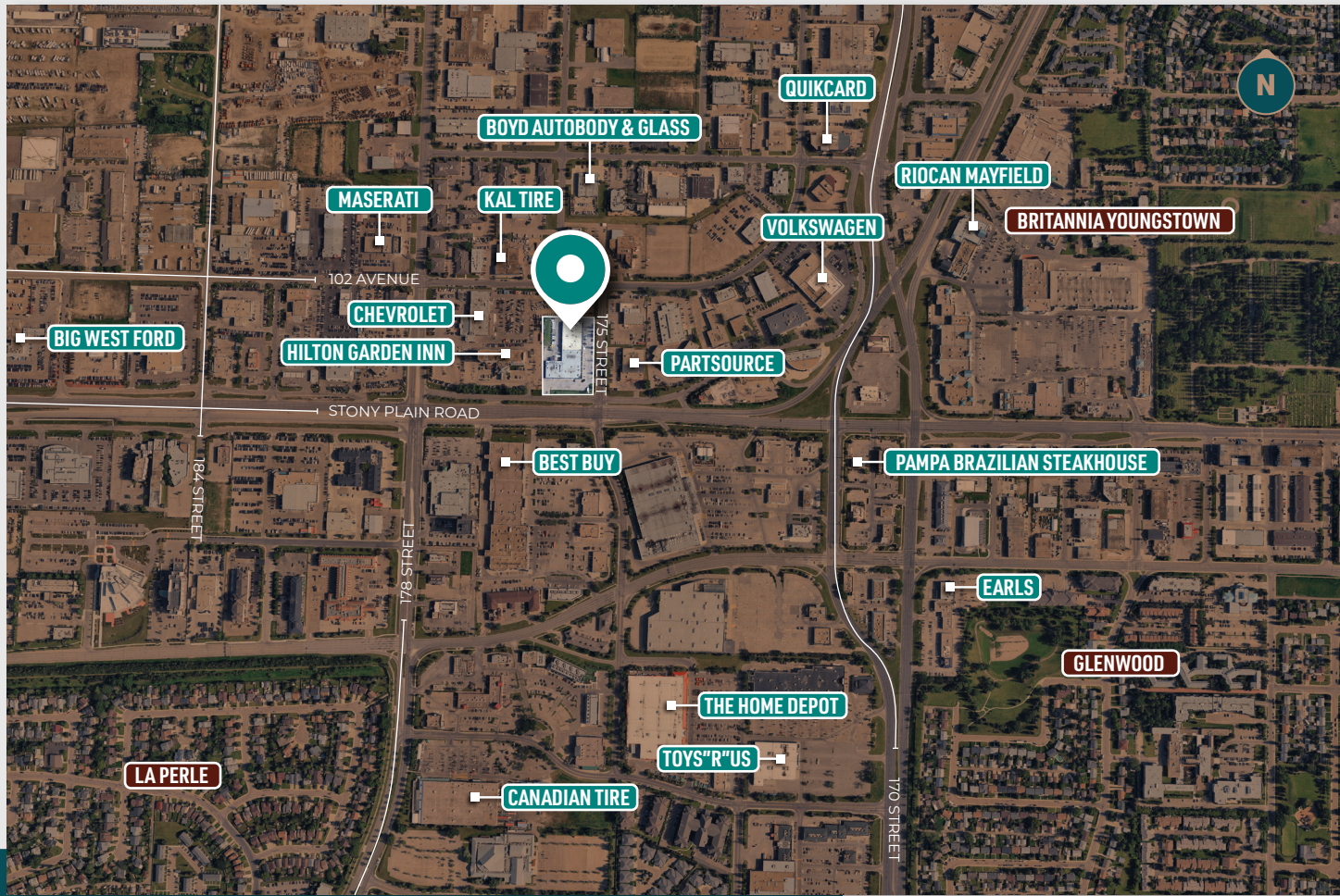


GRADE LOADING



10114 UNIT PLAN





AREA DEMOGRAPHICS

39,048

DAYTIME POPULATION

20,048 residents
4.4% growth (2018-2024)
6.9 % projected growth (2024-2029)

29.6%

60+ YRS

0-19 yrs = 18.4%
20-39 yrs = 26.9%
40-59 yrs = 25.1%

\$86,783

AVERAGE HOUSEHOLD INCOME

29.2% earn \$60-100,000
29.7% earn \$100,000+

29,160

VPD ON 178 STREET

28,728 VPD on Stony Plain Rd
25,272 VPD on 171 Street

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