

WESTGATE CROSSING 10124 175 Street, Edmonton, AB

# PRIME ENDCAP FOR LEASE

+/- 2,032 SF FLEX  
SHOWCASE SPACE



- +/- 2,032 SF open showroom with excellent access and visibility from Stony Plain Road
- Flexible zoning allows for a wide range of uses to join a strong existing Tenant mix including Fabricland, Pella Windows, and Chubb Security
- Close proximity to major retailers including Home Depot, Walmart, and Superstore, along with West Edmonton Mall nearby
- The site provides convenient access to major arterials including Stony Plain Road, Anthony Henday, and 170 Street

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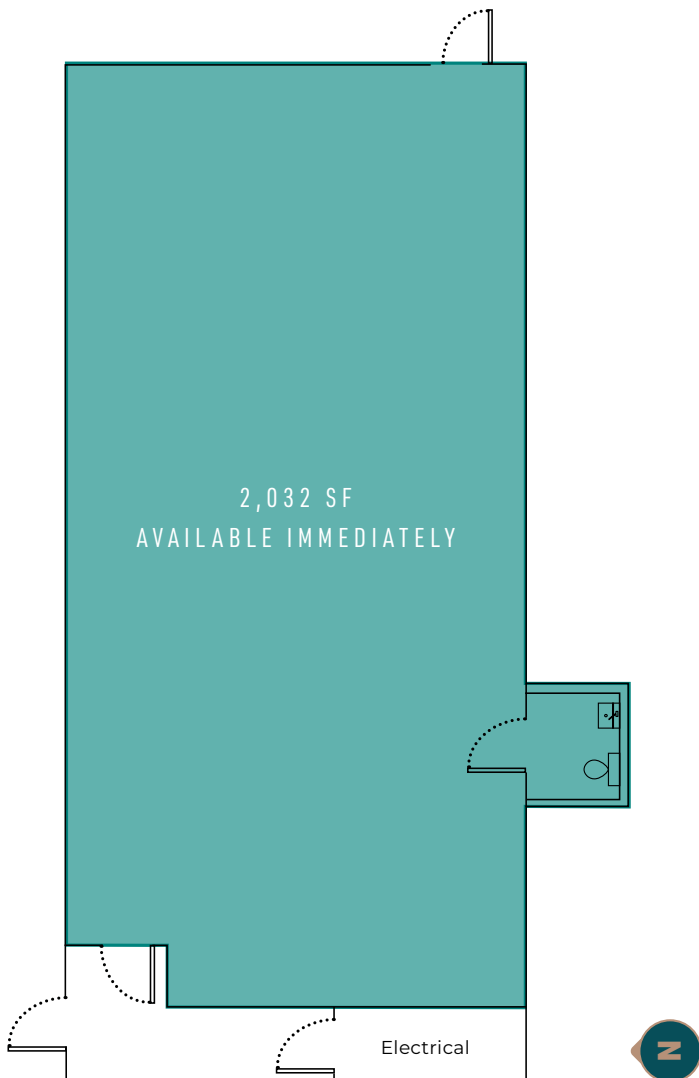
**Omada**  
COMMERCIAL

# PROPERTY FEATURES

Vacancy	+/- 2,032 SF
Available	Immediately
Address	10124 175 Street, Edmonton, AB
Legal	Plan 8522093, Block 3, Lot 5
Access	175 Street, Stony Plain Road
Zoning	<a href="#">Site Specific Zone – DC2</a>
Basic Rent	\$16.00 PSF
Op Costs	\$8.84 (2025 est.)

Power	200A/240V, 3 Phase (TBC BY TENANT)
Lighting	Fluorescent
Parking	140+ Surface Stalls
Signage	Pylon & Fascia
Tenant Mix	Fabricland, Chubb Security, Pella Windows, and more

## SITE PLAN



HIGH EXPOSURE



AMPLE PARKING

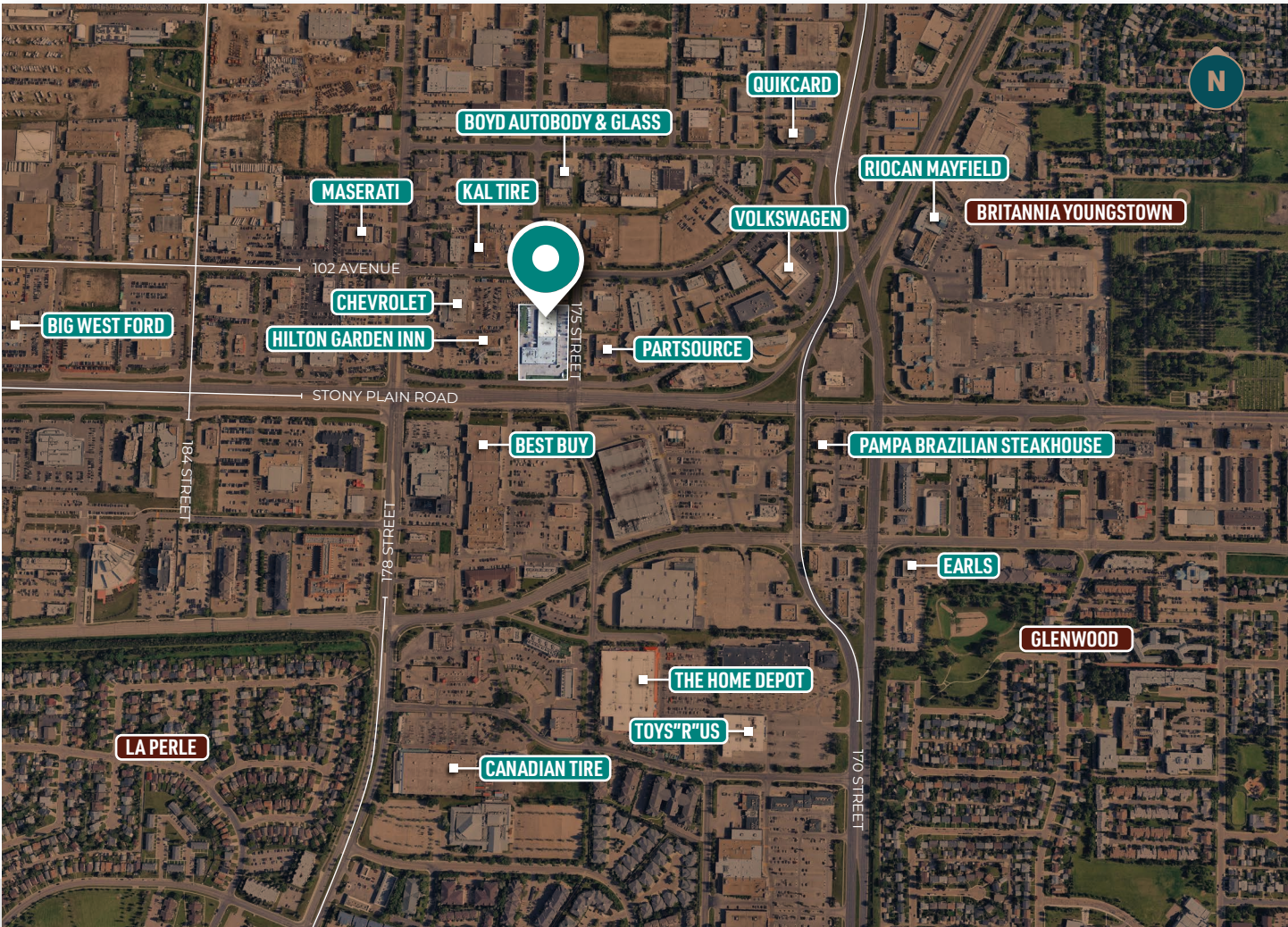


FLEXIBLE ZONING



OPEN SHOWROOM





# 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 Road  
 25,272 VPD on 171 Street