

10822 WHYTE AVENUE

Edmonton, AB

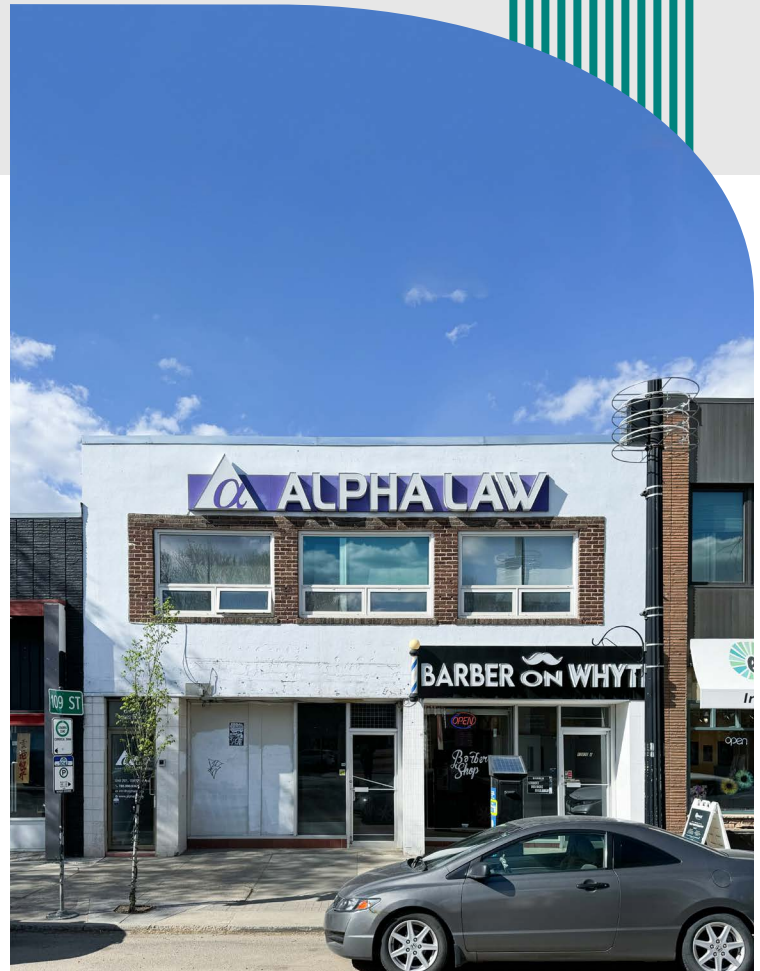
GABRIEL LORIEAU

Partner

780.222.4229

[gabriel.lorieau@omada-cre.com](mailto:gabriel.lorieau@omada-cre.com)

# RETAIL FOR LEASE



- PRIME WHYTE AVENUE LOCATION WITH MAIN & LOWER LEVEL RETAIL
- +/-900 SF high-exposure main floor retail unit available immediately
- +/-1,600 SF lower level retail/office/storage space also available
- Outstanding visibility and signage opportunity in a walkable, vibrant shopping district
- Surrounded by dense residential, entertainment, and university foot traffic
- Ideal for boutique retail, wellness studios, professional services, or specialty food operators

# PROPERTY FEATURES

Vacancy	Main Floor	900 SF
	Lower Level	1,600 SF
Available	Immediately	
Municipal	10822 Whyte Avenue	
Legal	Plan N4000R Blk 170 Lot 7	
Zoning	<a href="#">2.80 MU - Mixed Use Zone</a>	

Basic Rent	Market
Op. Costs	\$16,00 PSF (2025 est.)
Utilities	Separately metered
Parking	Street, rear shared lot



WHYTE AVENUE FRONTAGE WITH  
STRONG PEDESTRIAN COUNTS



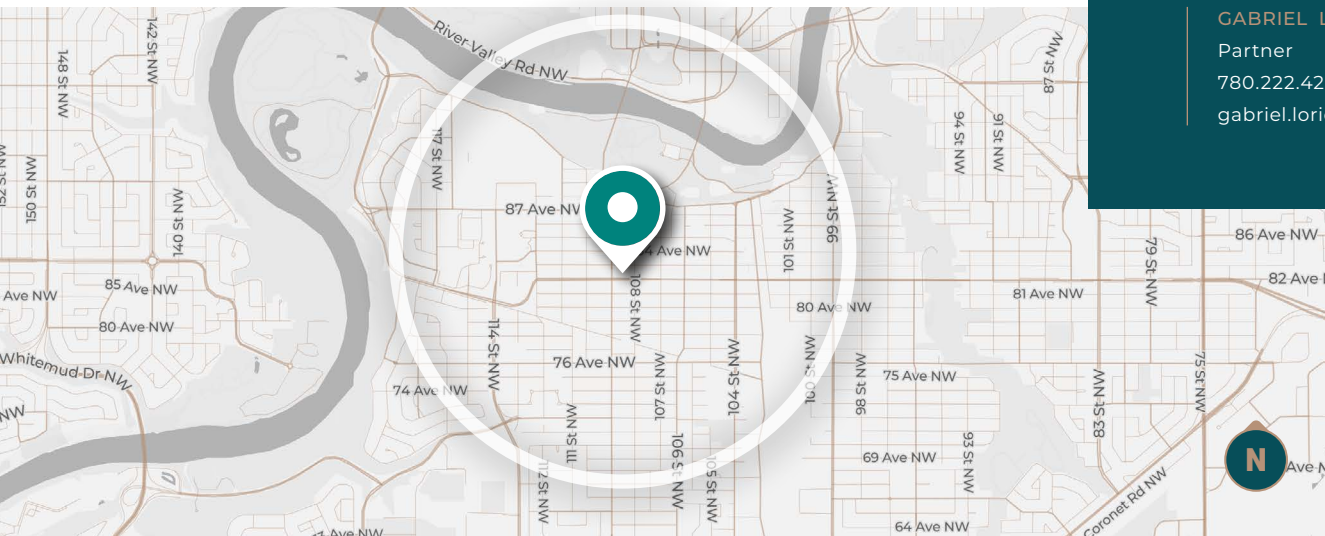
ON-STREET AND REAR  
PARKING ACCESS

## LOWER LEVEL



# RARE SMALL FORMAT RETAIL ON BUSY WHYTE AVENUE

A unique opportunity to lease a versatile retail space in the heart of Whyte Avenue's historic shopping district. With 900 SF on the main floor and an additional 1,600 SF on the lower level, this property is ideal for operators seeking both visibility and functional space. The location offers excellent walkability and direct access to key destinations including the University of Alberta and Old Strathcona Farmers' Market. Strong area demographics and traffic counts make this a prime location for boutique retailers, health/wellness studios, or food/beverage concepts.



GABRIEL LORIEAU

Partner

780.222.4229

[gabriel.lorieau@omada-cre.com](mailto:gabriel.lorieau@omada-cre.com)

## AREA DEMOGRAPHICS

2 KM RADIUS

**102,961**

DAYTIME POPULATION

81,909 residents  
9.3% growth (2019-2024)  
18.9% projected growth (2024-2029)

**47.9%**

20-39 YRS

0-19 yrs = 11.0%  
40-59 yrs = 20.5%  
60+ yrs = 20.6%

**\$102,961**

AVERAGE HOUSEHOLD INCOME

24.3% earn \$60-100,000  
33.8% earn \$100,000+

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. June 3, 2025

OMADA-CRE.COM

780.540.5320

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

**Omada**  
COMMERCIAL