

BOARDWALK BUILDING
10310 102 Avenue NW, Edmonton, AB

ERIC SLATTER
Partner
780.686.3742
eric.slatter@omada-cre.com

RETAIL FOR LEASE



FOUR RETAIL UNITS FROM 7,395 TO 9,887 SF WITH CONTIGUOUS SPACE UP TO 25,055 SF

- Restored brick and beam street-front retail units available in a notable and historic Edmonton building
- Completed upgrades include the re-envisioned atrium space, updated exterior access, improved accessibility, fully updated building systems, with a planned facade renovation coming soon
- Tenant amenities include a conference centre and social staircase, bike room with exterior entrance, fitness facility and on-site yoga studio, and 24/7 security
- Positioned near 104th Street Promenade with excellent walkability, public transit access, and bike-friendly infrastructure
- Close to Edmonton's financial core, amenities, cultural venues, and entertainment options in a vibrant, revitalized area with strong foot traffic and a mix of businesses and residents

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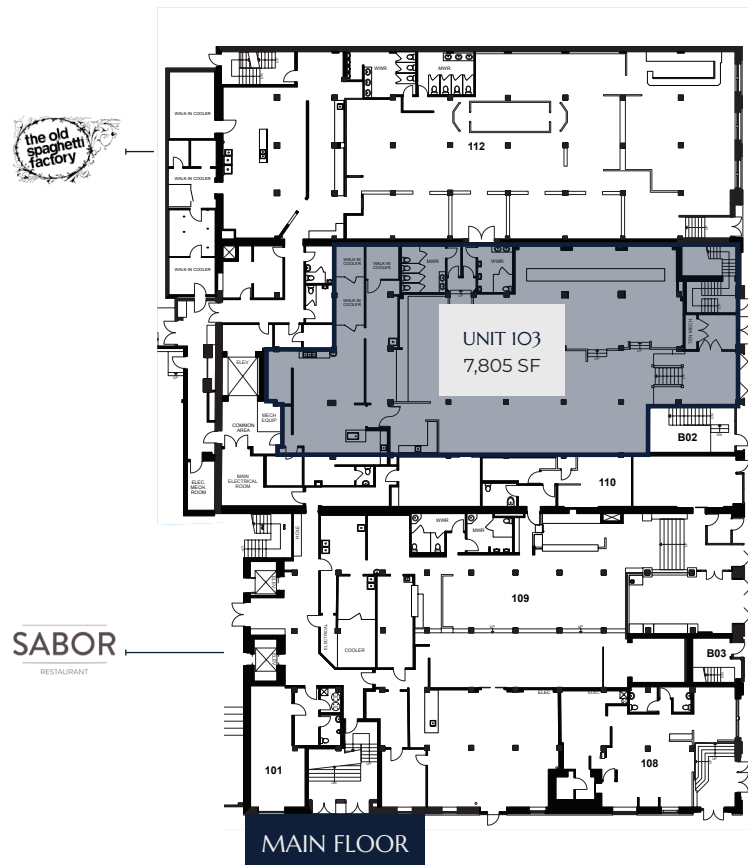
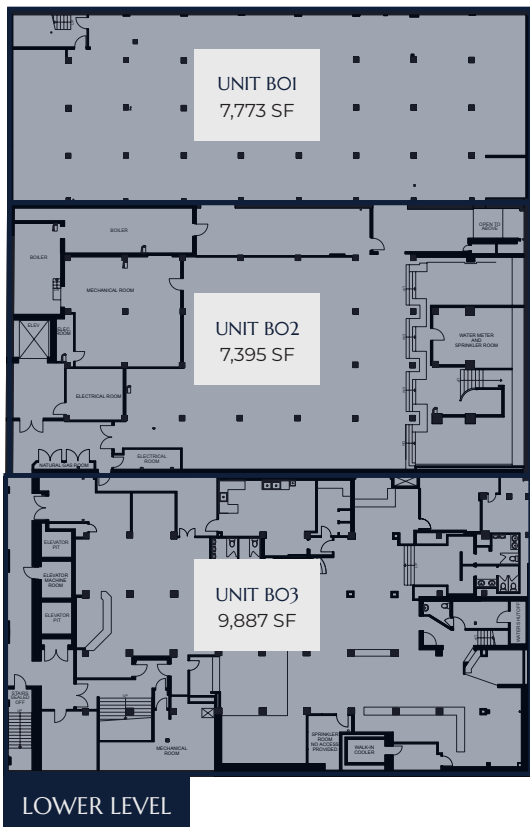


PROPERTY FEATURES

VACANCY	Lower Level 7,395 - 25,055 SF	Main Floor 7,805 SF
AVAILABLE	Immediately	
ADDRESS	10310 102 Avenue NW, Edmonton, AB	
YEAR BUILT	1910	
LEGAL	Plan NB1, Block 3, Lots 172 – 175	
ZONING	<u>HA - Heritage Area Zone</u>	
LEASE RATE	Negotiable	
OP COSTS	\$14.41 PSF (2024 est.)	
PARKING	Street parking along 103 Street NW Covered parking available on 104 Street NW	



FLOOR PLANS



EVENT SPACE



COMMON AREA FEATURES

Welcome to The Atrium at Revillon Boardwalk — a fresh new lobby concept connecting two iconic Edmonton office and retail buildings. Designed as a dynamic event space for social and corporate functions, including a wine and coffee bar operated by Sabor, the space invites tenants and visitors to pause, connect, and enjoy. The Atrium was completed in 2025 along with other tenant upgrades in the building. Retailers in the Boardwalk will benefit from the Atrium through boosted occupancy and people coming to the area. Whether the goal is to share ideas, meet with friends or colleagues, grab a bite, or join in on playful experiences, this versatile hub brings the community together in a space that's equal parts functional and inspiring. The Atrium is no ordinary lobby – it's the place to be.

WALK SCORE

98 %

BIKE SCORE

92 %

TRANSIT SCORE

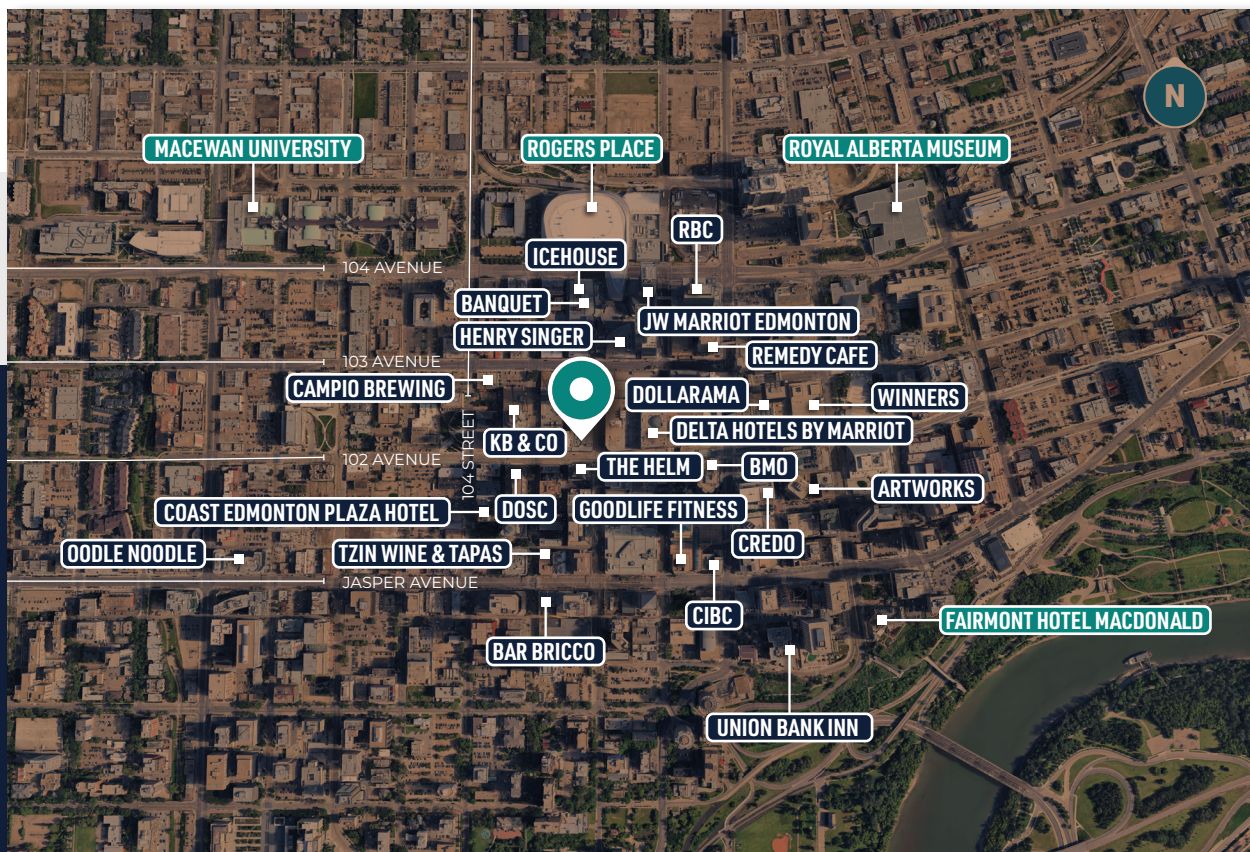
87 %

WELCOME TO THE WAREHOUSE DISTRICT

RENAMED “THE BOARDWALK” IN THE 1970’S, THE BUILDING NOW HOSTS COMMERCIAL, WHOLESALE, RETAIL, AND OFFICE USES. IT WAS RECENTLY DESIGNATED A MUNICIPAL HISTORIC RESOURCE, ALONG WITH THE NEARBY REVILLON BUILDING.

The Boardwalk Building, located at 10310 102 Avenue NW, is positioned within Edmonton’s Historic Warehouse District, and near the 104th Street Promenade - a dynamic and rapidly developing area. Offering excellent walkability, convenient public transit access, and bike-friendly features, the location provides an ideal setting for both work and recreation.

The area has experienced significant revitalization, drawing a diverse mix of businesses, residents, and visitors. Its close proximity to the financial core allows easy access to a variety of amenities, cultural venues, and entertainment options, making it a prime post-work destination for living and gathering.



NEAR THE 104TH
STREET PROMENADE



FUTURE VALLEY LINE
WEST ON 102 AVE NW



MODERNIZED BRICK
AND BEAM BUILDING

AREA DEMOGRAPHICS

2 KM RADIUS

118,727

DAYTIME POPULATION

57,253 residents
12.8% growth (2018-2024)
24.8% projected growth (2024-2029)

47.0%

20-39 YRS

0-19 yrs = 9.6%
40-59 yrs = 22.4%
60+ yrs = 21.0%

\$86,839

AVERAGE HOUSEHOLD INCOME

24.4% earn \$60-100,000
26.4% earn \$100,000+

7,418

VPD ON 102 AVENUE

4,085 vehicles per day
on 103 Street

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HISTORIC WAREHOUSE DISTRICT



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780.540.5320

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

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