

REVILLON PARKADE BUILDING

10238 104 Street NW, Edmonton, AB

ERIC SLATTER

Partner

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RETAIL FOR LEASE

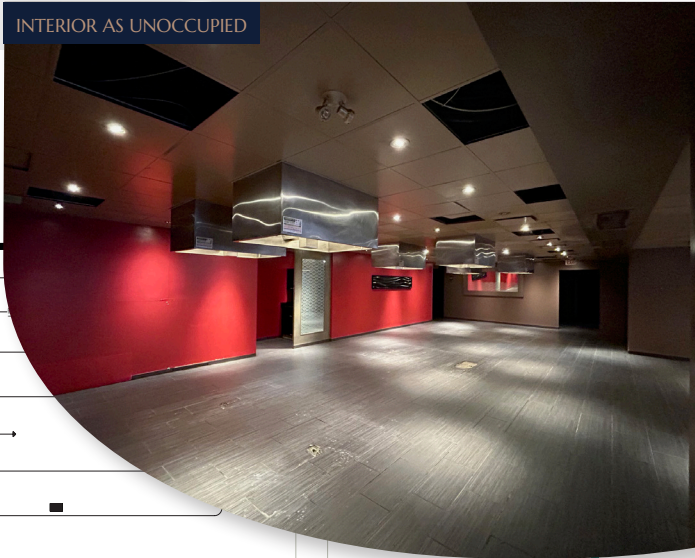


9,765 SF FULLY FIXTURED RESTAURANT SPACE WITH PATIO ALONG 104TH STREET PROMENADE

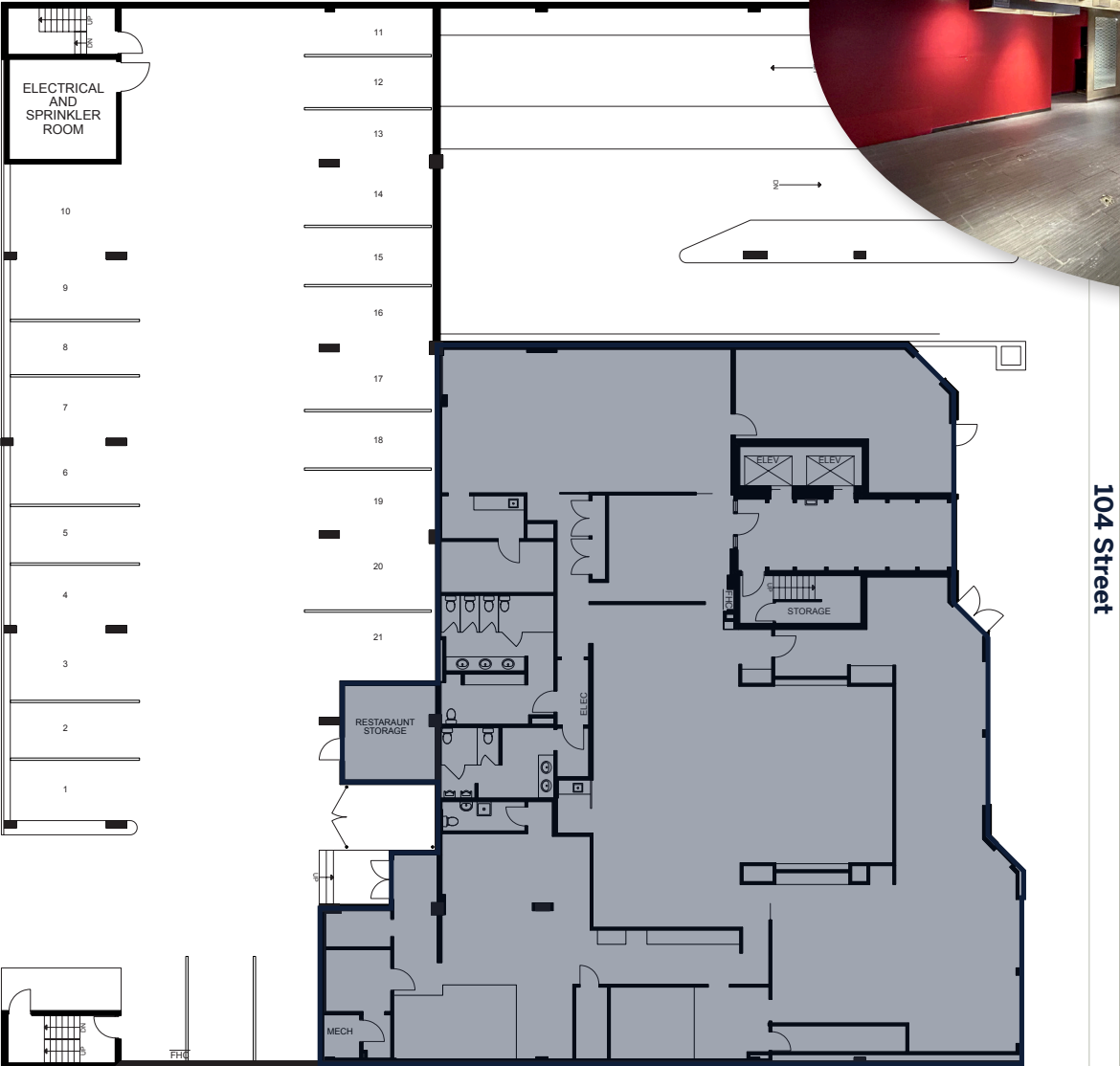
- Main floor restaurant space strategically located between bustling Jasper Avenue and popular ICE District on 104 Avenue along historic 104th Street Promenade
- Patio and dedicated entrance along 104 Street
- Location provides excellent walkability, public transit access, and bike-friendly infrastructure
- Close to Edmonton's financial core, amenities, cultural venues, and entertainment options
- Vibrant, revitalized area with strong foot traffic and a mix of businesses and residents
- Facade signage available

PROPERTY FEATURES

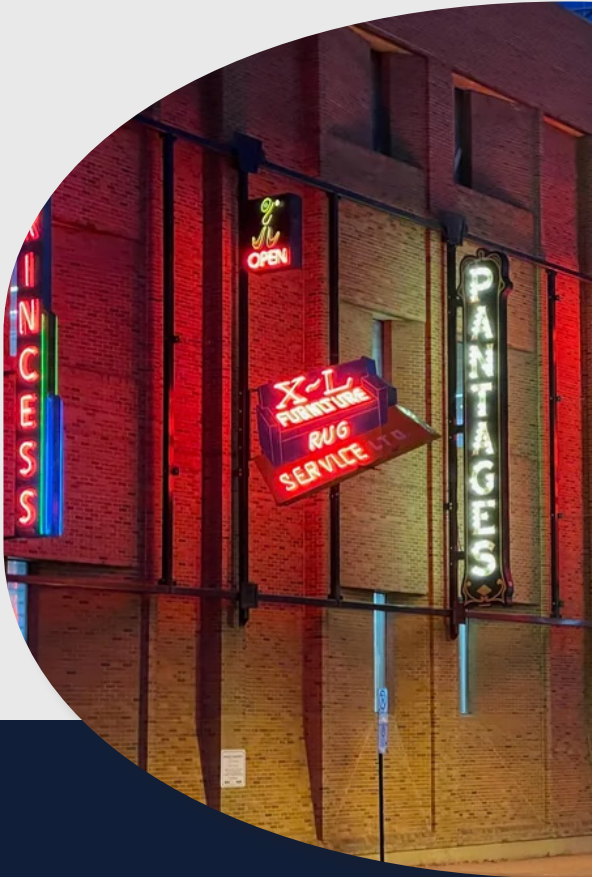
VACANCY	9,765 SF (demisable)
AVAILABLE	Immediately
ADDRESS	10238 104 Street NW, Edmonton, AB
ZONING	<u>HA - Heritage Area Zone</u>
LEASE RATE	Negotiable
OP COSTS	\$7.92 PSF CAM + \$2.33 PSF taxes
PARKING	Connected covered and street



BUILDING PLAN



104TH STREET PROMENADE



ICONIC HIGH-STREET

This iconic downtown high street is home to local shops, iconic restaurants, and historic buildings. The restored brick & beam buildings in the Warehouse District live harmoniously with new residential towers. The promenade is home to the famous Downtown Farmers Market.

The exterior walls of the Mercer and TELUS buildings host the Neon Sign Museum. This unique open-air showcase functions as a gateway between Rogers Place and the 104th Street Promenade.

WALK SCORE

98%

BIKE SCORE

92%

TRANSIT SCORE

87%

WELCOME TO THE WAREHOUSE DISTRICT

BUILT IN 1978, THE REVILLON PARKADE BUILDING IS NESTLED IN THE HISTORIC WAREHOUSE DISTRICT OF DOWNTOWN EDMONTON, PROVIDING PRIME RETAIL SPACE TO THE SURROUNDING RESIDENTS OF 104 STREET.

The Revillon Parkade Building, located at 10238 104 Street NW, is positioned within Edmonton's Historic Warehouse District, and along 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.



ALONG THE 104TH
STREET PROMENADE



FUTURE VALLEY LINE
WEST ON 102 AVE NW



WITHIN HISTORIC
WAREHOUSE DISTRICT

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+

11,800+

VPD ON 104 STREET

7,418 vehicles per day
on 102 Avenue

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FULLY-FIXTURED RESTAURANT



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