

| 1,631 SF |

RETAIL FOR LEASE



THE PIAZZA

10815 95 Street, Edmonton, AB

GABRIEL LORIEAU

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- **1,631 SF available immediately in high street shopping centre with unique tenant mix in the heart of Little Italy**
- Surrounded by eclectic and community-loved businesses including Earth's Refillery (opening soon), Paper Birch Books, True Blue Barber Shop, and Culina Famiglia Pizzeria e Trattoria
- Great fit for bakery, café, ice cream shop, restaurant, boutique or artisan retail
- High foot traffic area with rich cultural identity
- Flexible layout and strong street presence
- Ample street parking available

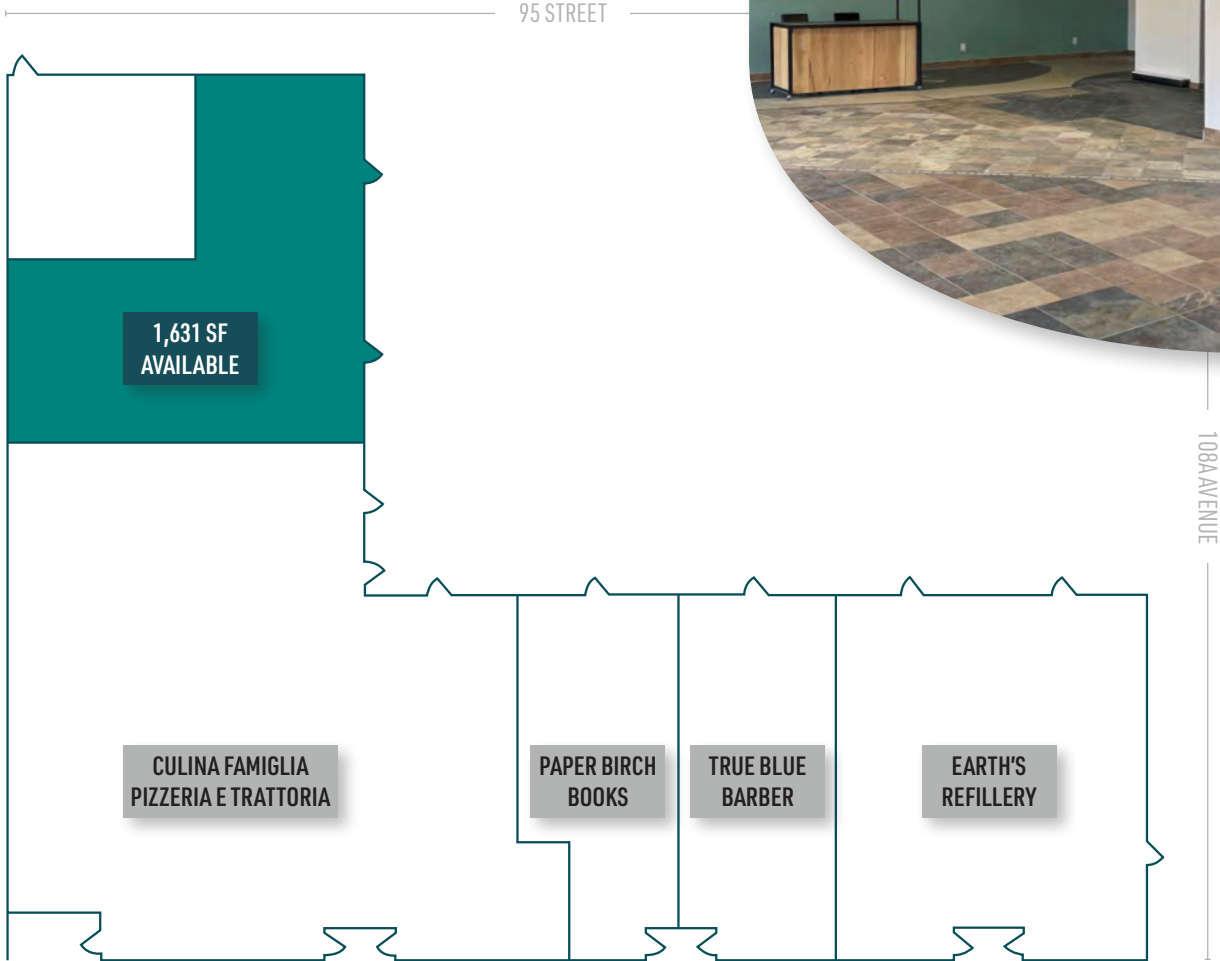
- ✓ DIVERSE TENANT MIX
SUPPORTS LOCAL
- ✓ IMMEDIATE
POSSESSION

PROPERTY FEATURES

Vacancy	1,631 SF
Available	Immediately
Address	10815 95 Street
Legal	Plan RN23, Block 22, Lots 21-25
Zoning	Mixed Use
Lease Rate	Market
Op Costs	\$13.00 PSF (2025 est.)
Utilities	Separately metered
Parking	Street



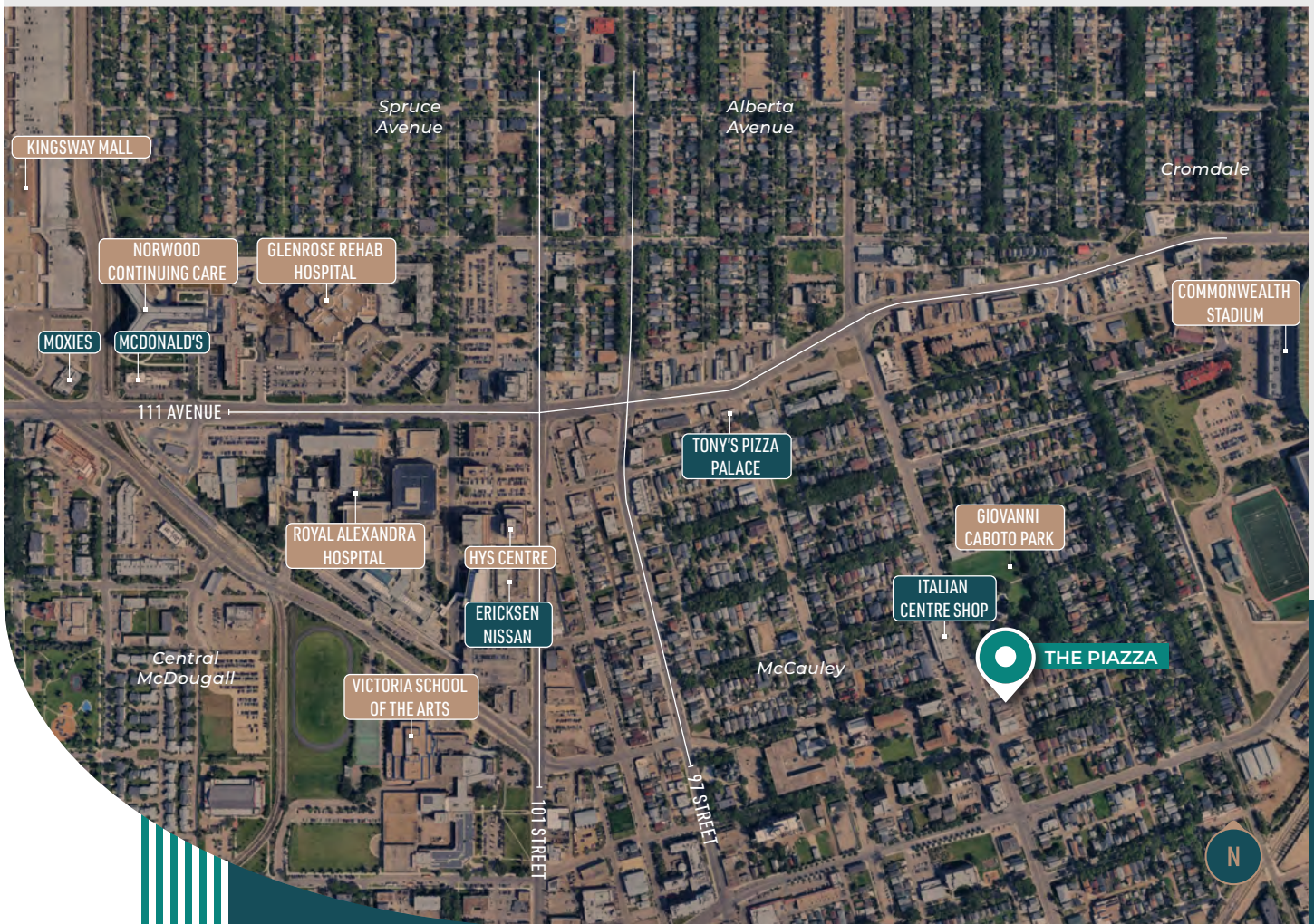
BUILDING PLAN



THE OPPORTUNITY

LOCATED IN THE HEART
OF EDMONTON'S
CHARMING AND
HISTORIC LITTLE ITALY
NEIGHBOURHOOD.

The Piazza presents an exciting leasing opportunity in a community-focused commercial hub. The property benefits from a culturally rich setting and an evolving mix of unique tenants that draw consistent local traffic. Ideal for a wide range of retail or food and beverage uses that complement the neighborhoods' established Italian heritage and emerging small business scene. Positioned to thrive among artisan shops, family-run eateries, and creative services, this space invites businesses to join a truly one-of-a-kind community destination.



POSITIONED TO THRIVE
IN CULTURALLY RICH
NEIGHBOURHOOD



HIGHLY ACCESSIBLE
CENTRAL EDMONTON
LOCATION

AREA DEMOGRAPHICS

3 KM RADIUS

155,583

DAYTIME POPULATION

94,567 residents
10.3% growth (2018-2024)
17.4% projected growth (2024-2029)

42.0%

20-39 YRS

0-19 yrs = 12.6%
40-59 yrs = 24.2%
60+ yrs = 21.2%

\$84,793

AVERAGE HOUSEHOLD INCOME

24.7% earn \$60-100,000
26.3% earn \$100,000+

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COMMUNITY-FOCUSED COMMERCIAL HUB



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