

| 1,631 SF & 3,988 SF |

# RETAIL FOR LEASE



## THE PIAZZA

10815 95 Street, Edmonton, AB

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- **3,988 SF Fully Fixtured Restaurant and 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

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# PROPERTY FEATURES

Vacancy	1,631 SF & 3,988 SF
Available	Immediately
Address	10815 95 Street & 10823 95 Street
Legal	Plan RN23, Block 22, Lots 21-25
Zoning	<a href="#">Mixed Use</a>
Lease Rate	Market
Op Costs	\$13.00 PSF (2025 est.)
Utilities	Separately metered
Parking	Street

1,631 SF Fixtured Retail



3,988 SF Fully Fixtured Restaurant



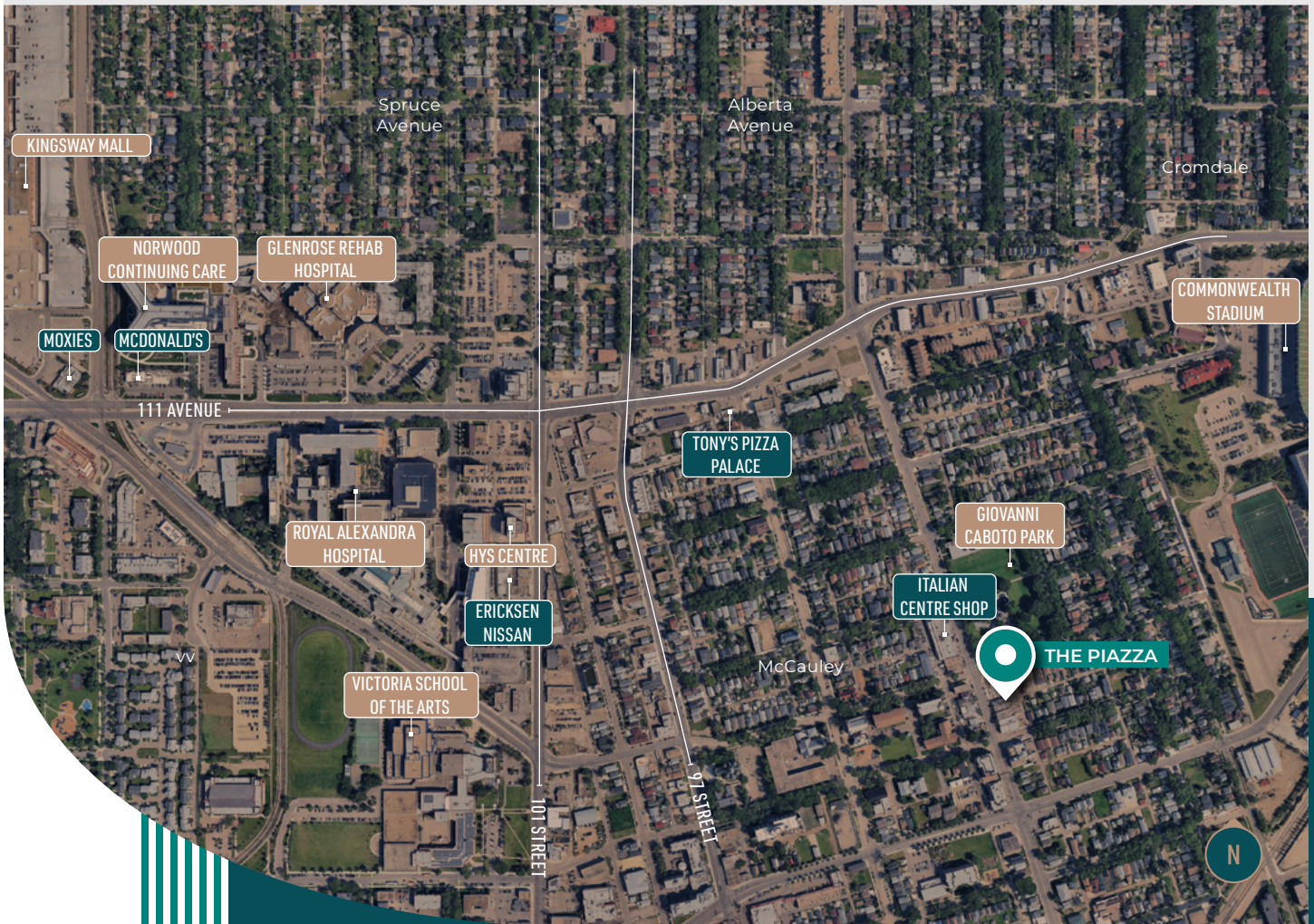
## BUILDING PLAN



# 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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