

REVILLON BUILDING

10320 102 Avenue NW, Edmonton, AB

ERIC SLATTER

Partner

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RETAIL FOR LEASE



LARGE MAIN FLOOR RETAIL UNIT OF 10,195 SF AVAILABLE WITH EXPOSURE ALONG 104 STREET

- Modernized brick and beam street-front retail unit available in a notable and historic Edmonton building
- Positioned on the 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
- Vibrant, revitalized area with strong foot traffic and a mix of businesses and residents

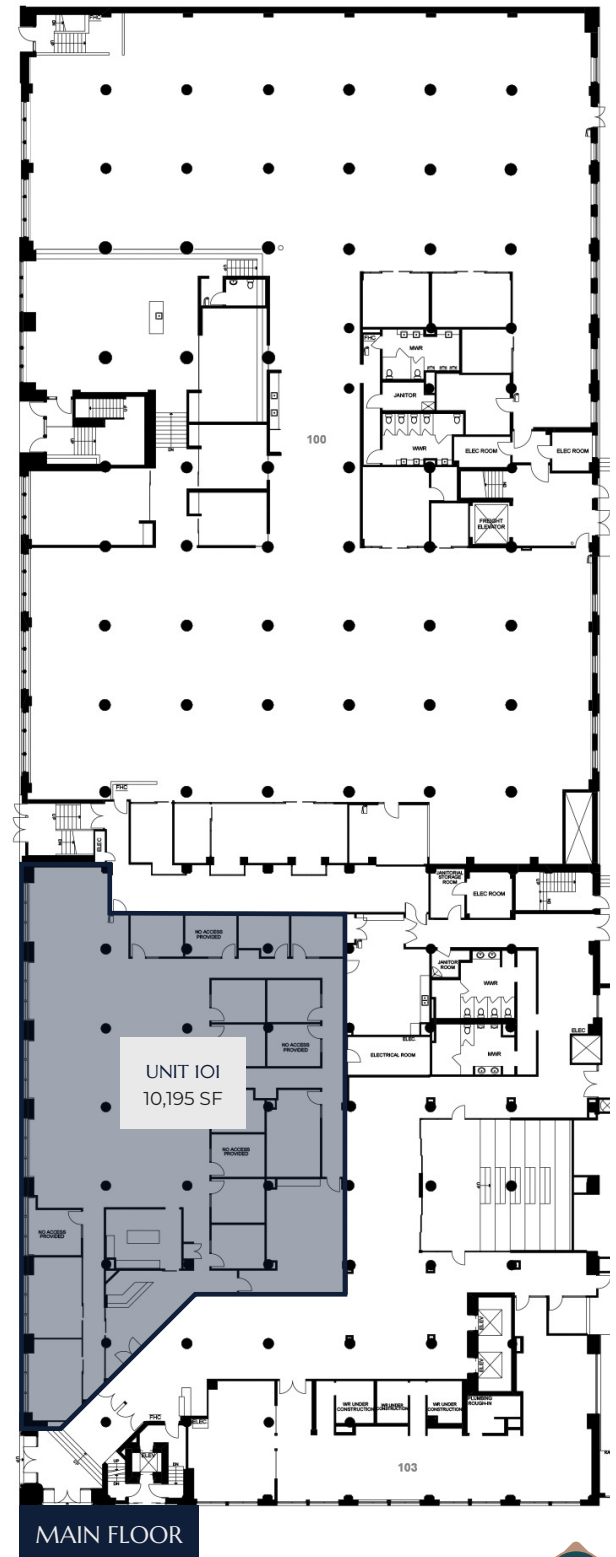
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PROPERTY FEATURES

VACANCY	Main Floor IOI - 10,195 SF
AVAILABLE	Immediately
ADDRESS	10320 102 Avenue NW, Edmonton, AB
YEAR BUILT	1910
LEGAL	Plan NB1, Block 3, Lots 169-171
ZONING	HA - Heritage Area Zone
LEASE RATE	Negotiable
OP COSTS	\$14.41 PSF (2024 est.)
PARKING	Street parking along 104 Street NW

FLOOR PLAN



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, and operated by Sabor as a wine and coffee bar, 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

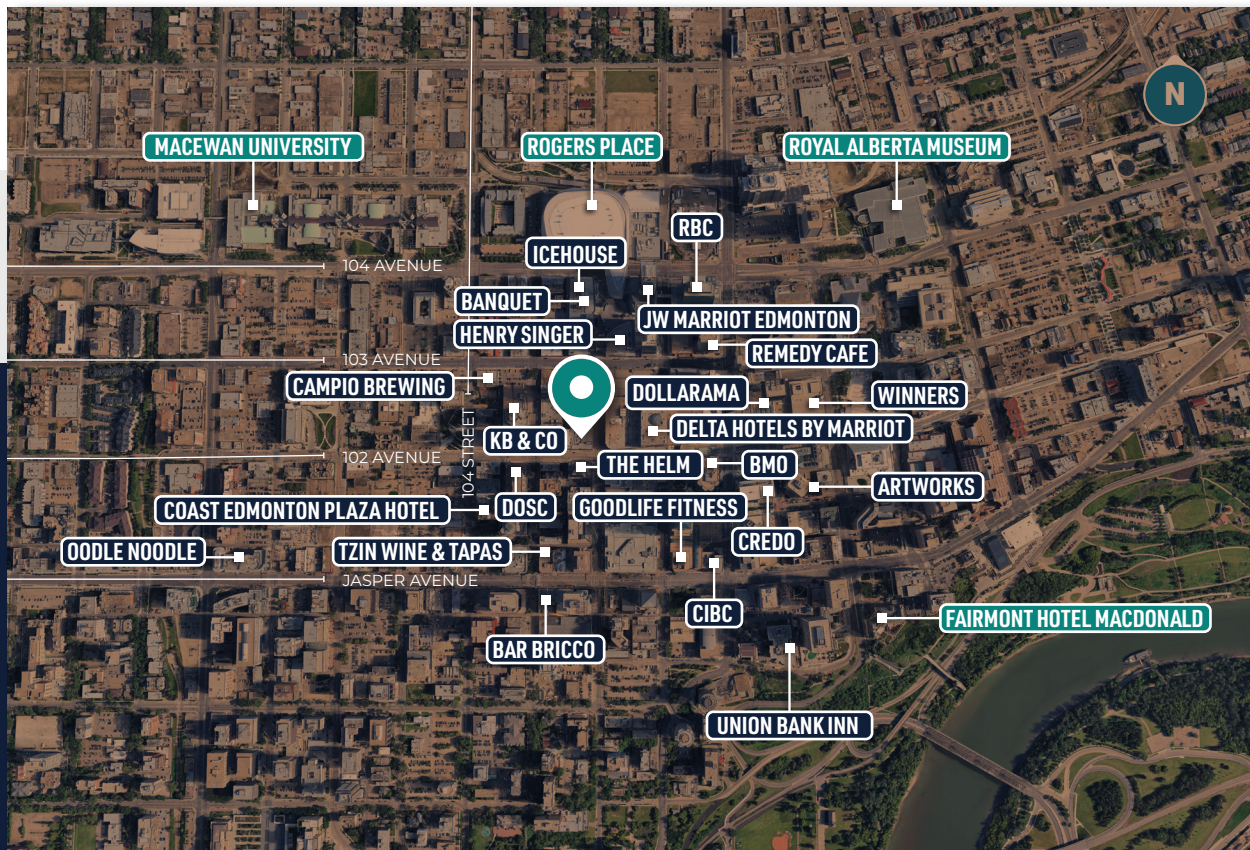
87 %

WELCOME TO THE WAREHOUSE DISTRICT

THE REVILLON BUILDING, ORIGINALLY CONSTRUCTED IN 1910, NOW HOSTS COMMERCIAL, WHOLESALE, RETAIL, AND OFFICE USES. IT WAS RECENTLY DESIGNATED A MUNICIPAL HISTORIC RESOURCE, ALONG WITH THE NEARBY BOARDWALK BUILDING.

The Revillon Building, located at 10320 102 Avenue NW, is positioned within Edmonton's Historic Warehouse District, and on 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.



ON 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

3,655 vehicles per day
on 104 Street

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ICONIC 104TH STREET PROMENADE



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