

| ±2,871 SF |

RETAIL FOR LEASE



SHOPS AT HIGH STREET

12418 102 Avenue, Edmonton, AB

- **±2,871 SF fully built out retail space with an efficient, ready-to-use layout in Edmonton's High Street district**
- Highly walkable location surrounded by established boutiques, cafés, and neighbourhood amenities
- Dense trade area with more than 48,000 residents and employees within a 2 km radius
- Prominent frontage along 102 Avenue offering strong visibility and consistent vehicular and pedestrian traffic

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Omada
COMMERCIAL

PROPERTY FEATURES

| | | | |
|------------------|--|-------------------|---|
| Vacancy | +/- 2,871 SF | Legal | Plan 918AH, Block 33, Lots 9, 10, & 10A |
| Available | Immediately | Basic Rent | Negotiable |
| Municipal | 12418 102 Avenue, Edmonton, AB | Op Costs | \$13.20 PSF |
| Zoning | Mixed Use (MU h28 f4 cf) | Parking | Scramble Surface Parking |



FULLY
FIXTURED



ON SITE SURFACE
PARKING



HIGH
EXPOSURE

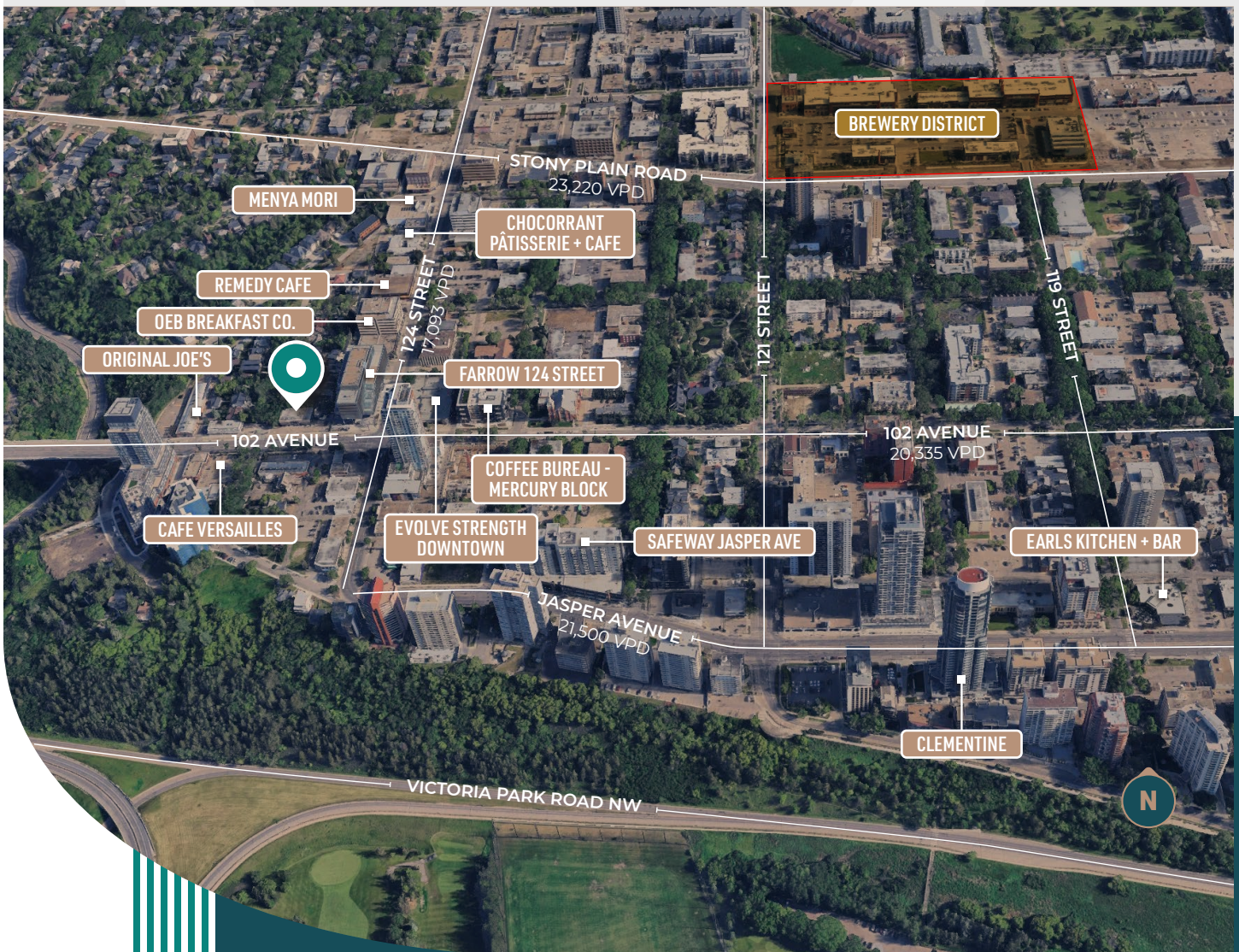


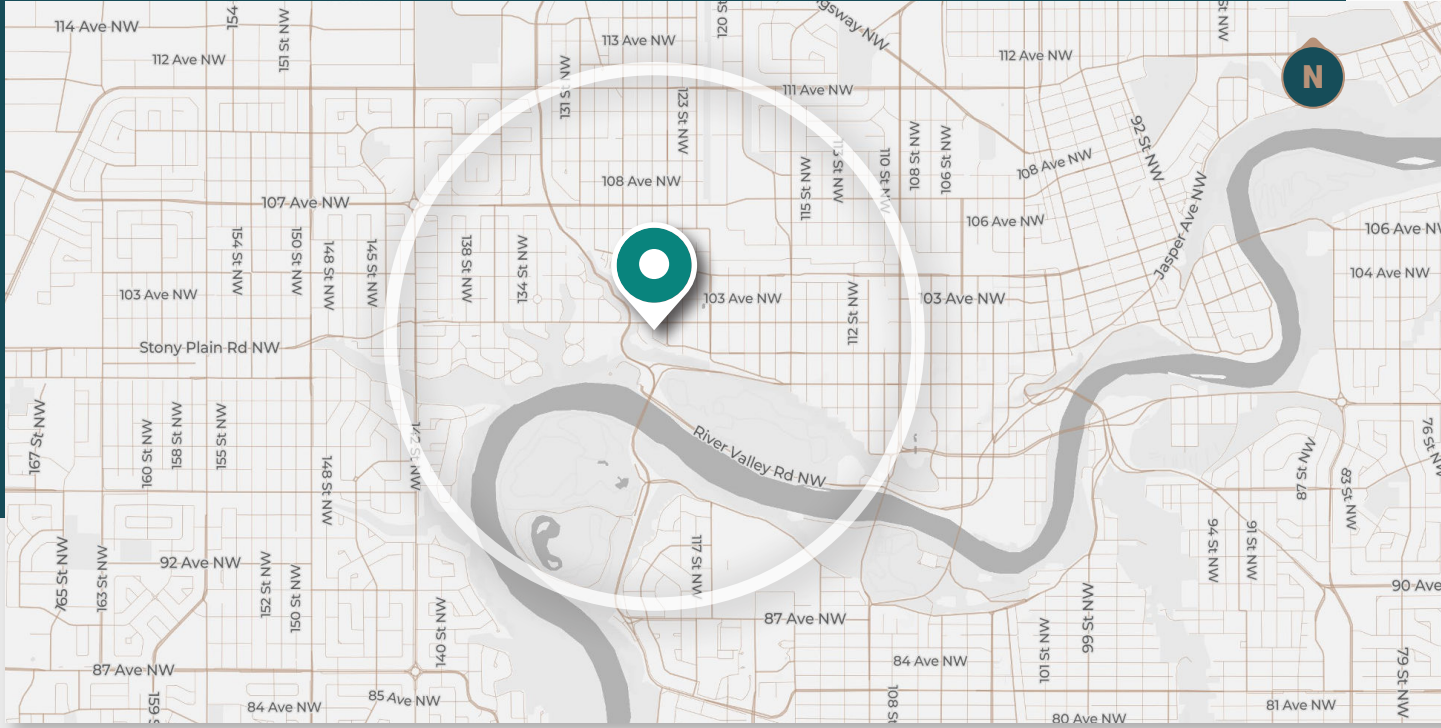
THE OPPORTUNITY

FULLY FIXTURED HIGH STREET RETAIL SPACE IN THE HEART OF EDMONTON'S VIBRANT 124 STREET DISTRICT

Shops at High Street offers a well-located, fully built out retail space in the heart of the 124 Street shopping district, a walkable neighbourhood known for its galleries, cafés, and independent shops. This space provides strong street-level exposure, rare on-site parking, and flexible leasing options, making it ideal for retailers, wellness, and service based businesses. With steady foot traffic, central access, and a setting that blends historic charm with urban energy, this location offers exceptional visibility and functionality.

LOCATION OVERVIEW





AREA DEMOGRAPHICS

2 KM RADIUS

48,705

DAYTIME POPULATION

48,397 residents
 15.9% growth (2020-2025)
 17.5% projected growth (2025-2030)

41.8%

20-39 YRS

0-19 yrs = 11.4%
 40-59 yrs = 22.7%
 60+ yrs = 24.0%

\$99,246

AVERAGE HOUSEHOLD INCOME

25.1% earn \$60-100,000
 30.6% earn \$100,000+

21,393

VPD ON 124TH STREET

20,335 VPD on 102 Avenue
 21,393 VPD on 124 Street

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