

## STATION PARK FOOD HALL

8115 Gateway Boulevard NW, Edmonton, AB

DEVELOPED BY

**Beljan**

# CLAIM YOUR KITCHEN



- Fully built-out kitchen spaces with equipment in a food hall configuration minimizes build-out costs and gets you open for business quickly
- Positioned at the gateway of one of Edmonton's most celebrated high street and dining districts
- High-visibility address puts your brand in front of over 40,000 vehicles per day
- Flexible lease terms well suited for new concepts from existing operators, or, a chef-driven concept
- Join a curated community of best-in-class local concepts

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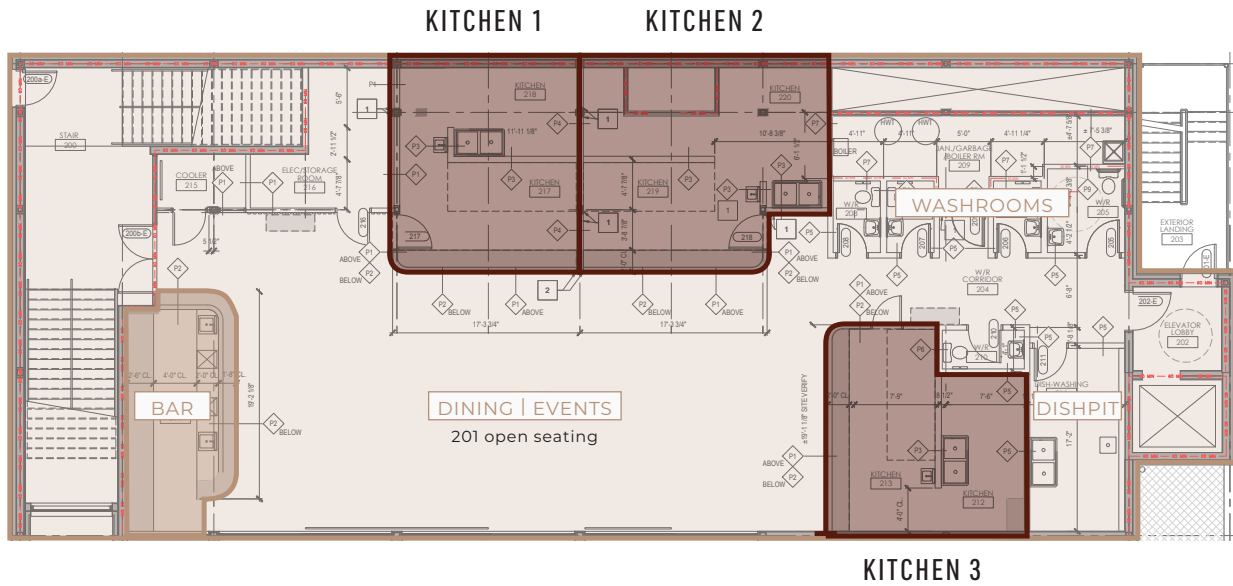
**Omada**  
COMMERCIAL

# PROPERTY FEATURES

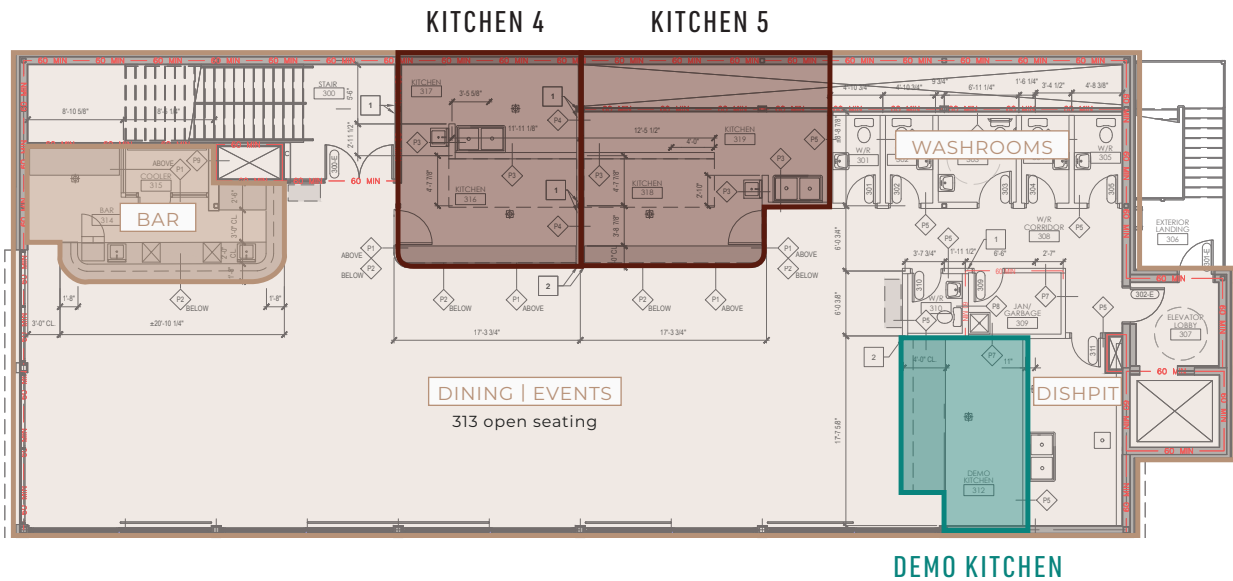
Opportunity	5 independent kitchens and prep spaces, sharing washrooms, dining and patio areas
Available	Immediately <i>Targeting Spring 2026 grand opening</i>
Address	8115 Gateway Blvd NW, Edmonton, AB
Rent Structure	\$2250 license and technology fee + 15% of gross sales
Equipment	All kitchens offer dedicated commercial hood, cooler, freezer, and cooking equipment to be tailored to concept requirements



2ND FLOOR



3RD FLOOR



# CLAIM YOUR STATION



## NOW SELECTING CONCEPTS

Station Park Food Hall offers operators a fully built-out kitchen space in the heart of Whyte Avenue, one of Edmonton's most celebrated culinary and high street districts. The mixed-use development provides flexible short and long-term lease options with adaptable rental structures designed to support both emerging concepts and established operators.

As a professionally managed centre, Station Park takes care of the details - bar service, an on-site dish pit, and full operational oversight - so tenants can focus entirely on their food. With 40,000 vehicles per day, proximity to some of Edmonton's most established neighbourhoods, and a curated collection of independent concepts under one roof, Station Park is a rare opportunity to make your mark in one of the city's most dynamic dining destinations.



ROOFTOP PATIO



TURNKEY KITCHEN SPACES



ON SITE EVENT SPACE

# AREA DEMOGRAPHICS

2 KM RADIUS

**43,595**

DAYTIME POPULATION

43,107 residents  
 14.4% growth (2020-2025)  
 11.3% projected growth (2025-2030)

**48.8%**

20-39 YRS

0-19 yrs = 12.2%  
 40-59 yrs = 20.5%  
 60+ yrs = 18.4%

**\$94,208**

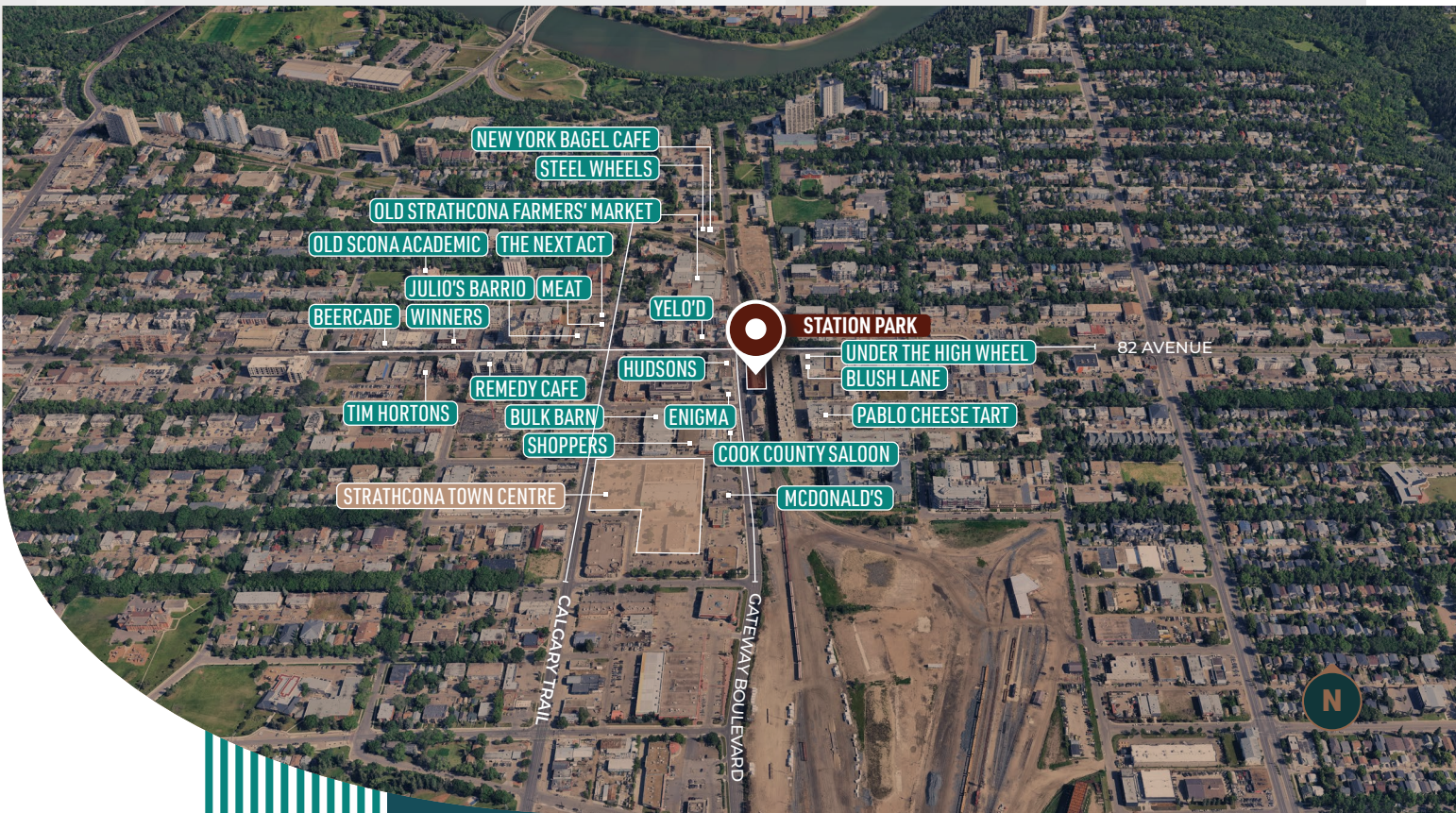
AVERAGE HOUSEHOLD INCOME

22.5% earn \$60-100,000  
 30.9% earn \$100,000+

**20,350**

VPD ON GATEWAY BOULEVARD

19,731 VPD on 82 Avenue  
 18,099 VPD on Calgary Trail



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