

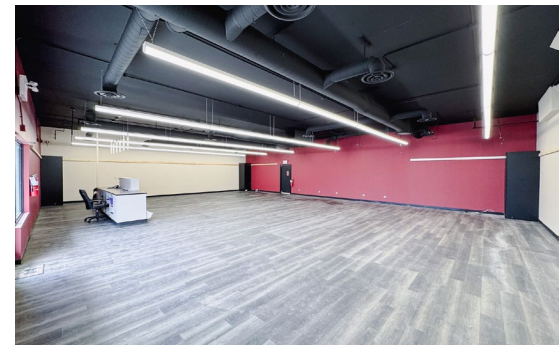
170th STREET PLAZA

10027 170 Street, Edmonton, AB

3,079 SF

LOCATED ON MAJOR WEST
EDMONTON RETAIL CORRIDOR

RETAIL FOR LEASE



- 3,079 SF end cap unit available immediately
- High exposure to 170 Street, with over 31,000 VPD
- Easily accessible from 170 Street, 100 Avenue, and Stony Plain Road
- Directly across from Mayfield Common, one of west Edmonton's premier shopping destinations
- Prominent end-cap location with excellent fascia and pylon signage opportunities

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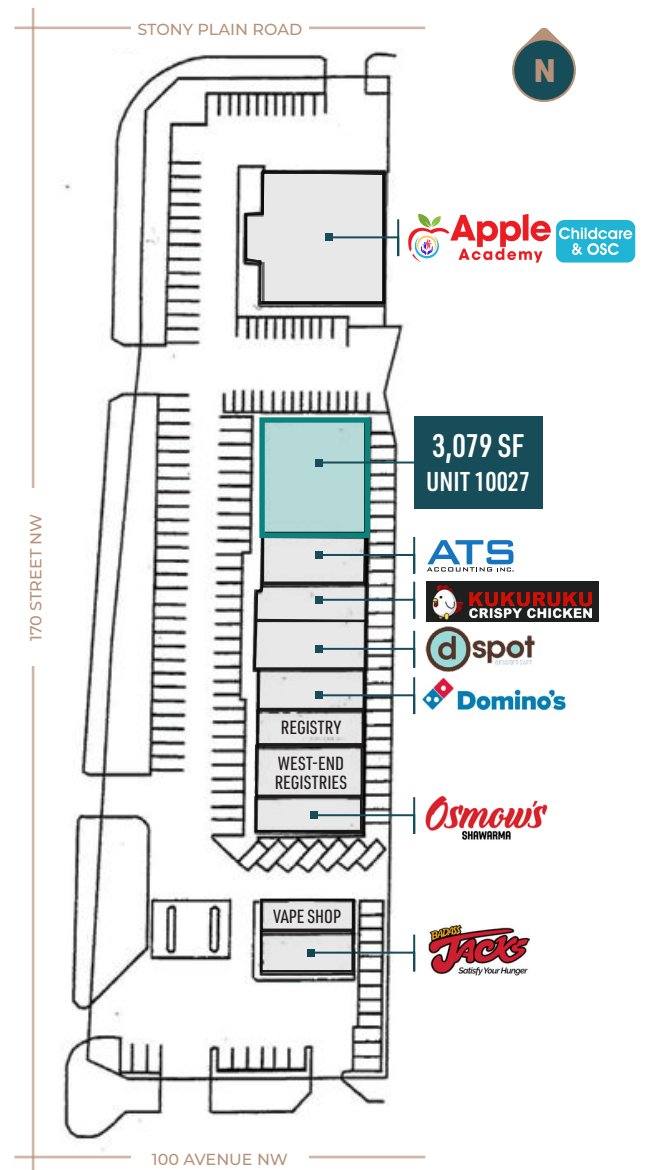
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PROPERTY FEATURES

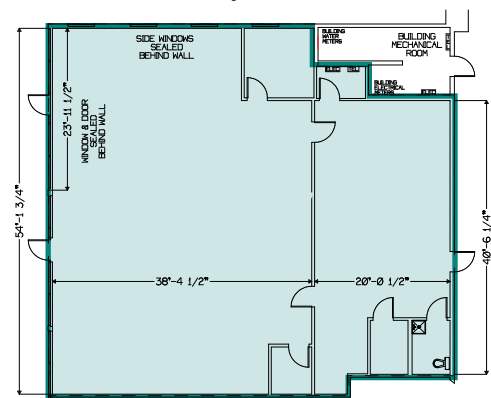
Vacancy	3,079 SF – Unit 10027
Available	Immediately
Municipal	10027 170 Street, Edmonton, AB
Legal	Plan 8175ET, Block 39, Lot 16
Access	100 Avenue Eastbound 170 Street Northbound Stony Plain Road Westbound
Zoning	General Commercial (CG)
Basic Rent	Negotiable
Op. Costs	\$24.31 PSF (2026 est. includes admin fee)
Parking	72 unreserved surface stalls
Signage	Fascia & pylon
Tenant Mix	West End Registry, Domino's Pizza, Bad Ass Jack's, Osmow's Shawarma, D Spot Dessert Cafe, Apple Academy Childcare, Kukuruku Chicken



SITE PLAN



UNIT 10027 - 3,079 SF



LOCATION OVERVIEW



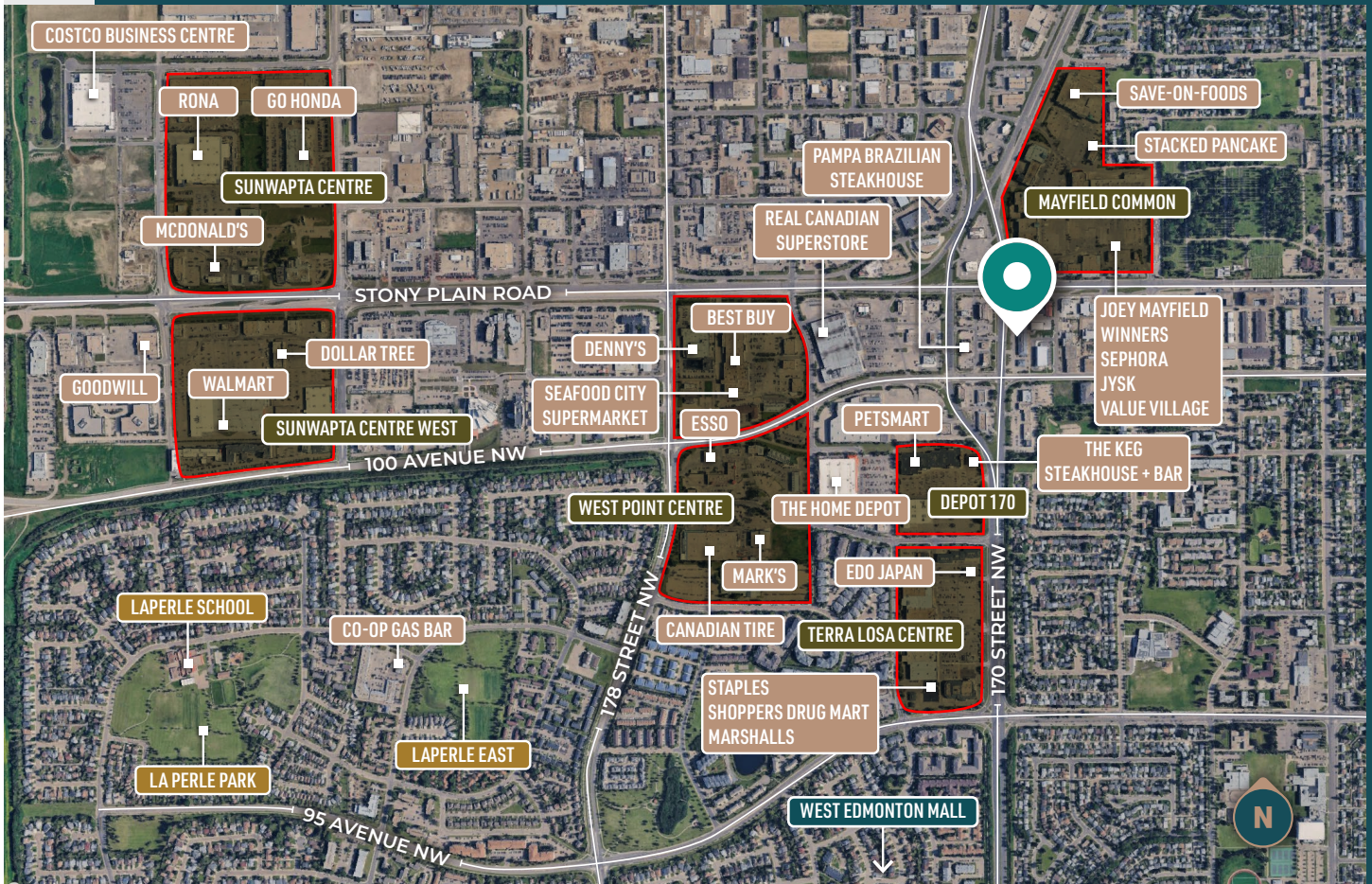
STRONG LOCAL &
NATIONAL TENANT MIX



ACROSS FROM
MAYFIELD COMMON



AMPLE SURFACE
PARKING STALLS



AREA DEMOGRAPHICS

2 KM RADIUS

39,877

DAYTIME POPULATION

27,003 residents
4.9% growth (2018-2025)
6.8% projected growth (2025-2030)

\$84,907

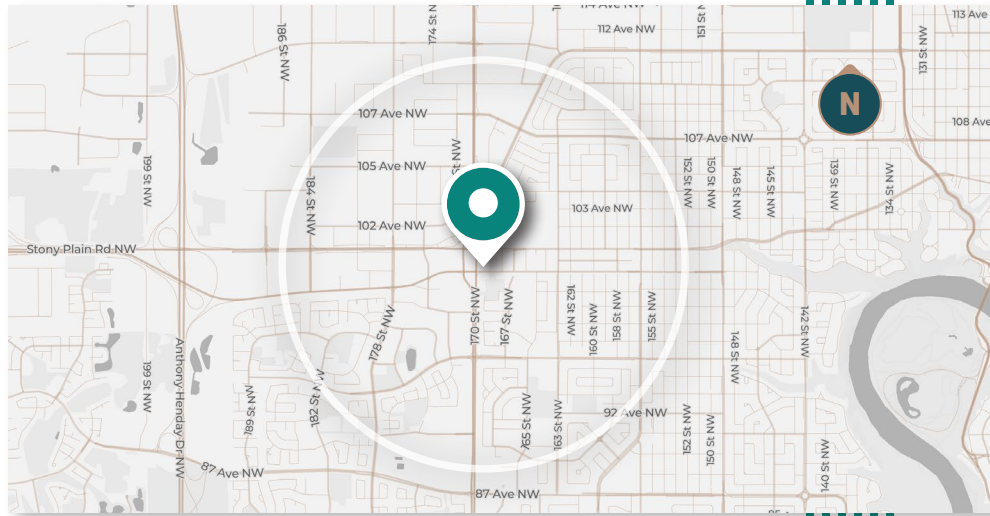
AVERAGE HOUSEHOLD INCOM

11,314 total households
26.5% earn \$60 - \$100,000
28.5% earn \$100,000+

27.6%

20-39 YEARS OLD

18.1% – 0-19 years old
25.5% – 40-59 years old
28.7% – 60+ years old



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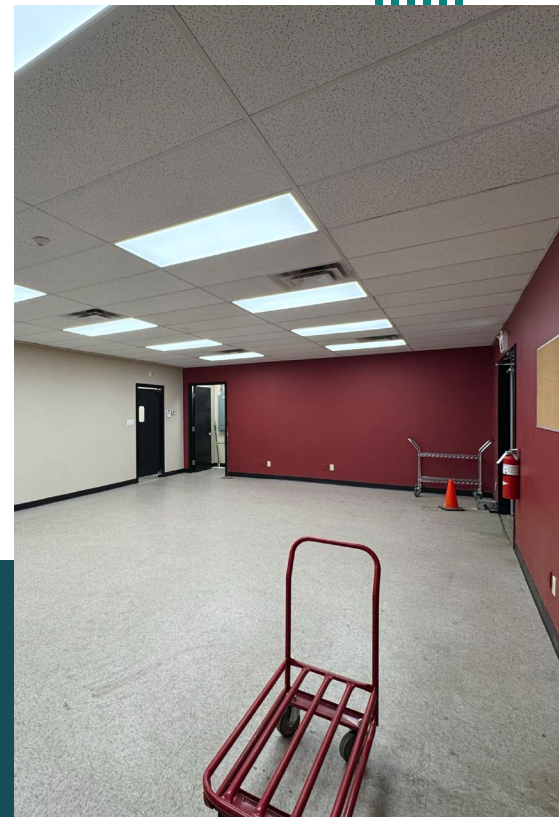
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