

| 6,012 SF FIXTURED RESTAURANT & BAR |

RETAIL FOR LEASE



GAINER BLOCK

10341 Whyte Avenue, Edmonton, AB

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- ±6,012 Three-Level Fixtured Restaurant & Bar Opportunity with South-Facing Patio
- Character building in the heart of Whyte Avenue with exceptional charm and architectural character
- Existing commercial kitchen located in the basement
- Ideal for restaurants, cocktail lounges, pubs, breweries, entertainment concepts or nightlife operators
- Outstanding exposure along Edmonton's premier entertainment corridor

PROPERTY FEATURES

Vacancy	2,093 SF Main Floor
	1,972 SF Second Floor
	1,947 SF Basement (Kitchen)
	6,012 SF Total

Available	Immediately
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Municipal	10341 Whyte Avenue, Edmonton, AB
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Legal	Plan I Blk 61 Lot 10
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Zoning	DC 21483
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Basic Rent	Market
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Op Costs	\$16 PSF (2026 est.)
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Utilities	Separately metered
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Parking	Street & 3 stalls at rear
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MARKET INSIGHT

A rare opportunity to lease one of Whyte Avenue's premier hospitality spaces. This iconic three-level character building offers approximately 6,012 SF of fully fixtured restaurant and bar space, allowing operators to significantly reduce startup costs and accelerate opening timelines. The basement houses a commercial kitchen, while the main and second floors provide expansive lounge and dining areas that create a unique guest experience. At the rear of the building, an exceptional south-facing patio offers one of the property's most desirable features, providing outstanding outdoor seating in Edmonton's warmer months.

Located in the heart of Old Strathcona, the property benefits from exceptional pedestrian traffic, strong surrounding demographics, vibrant nightlife, and close proximity to the University of Alberta. The area is home to many of Edmonton's most successful restaurants, pubs, entertainment venues, and independent retailers, making this an outstanding opportunity for hospitality operators seeking a flagship Whyte Avenue location.



WHYTE AVENUE FRONTAGE WITH
STRONG PEDESTRIAN COUNTS

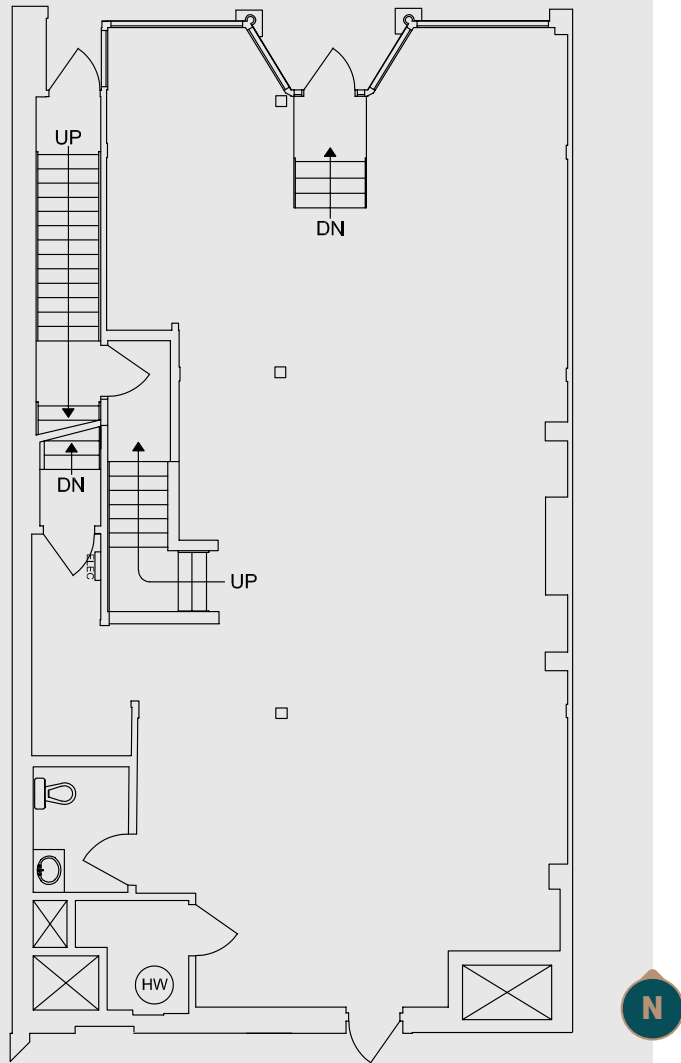


ON-STREET AND REAR
PARKING ACCESS

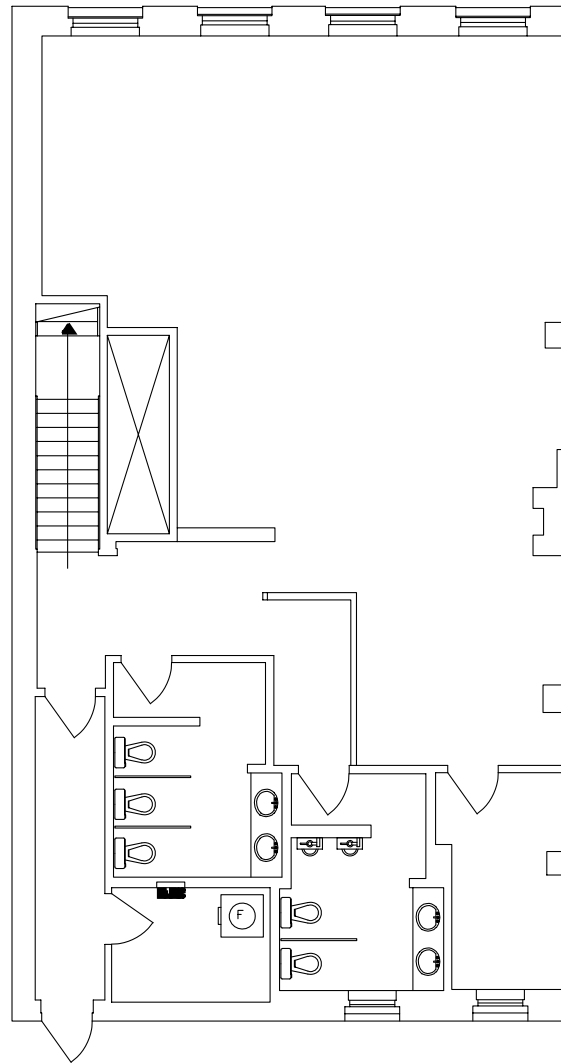


SOUTH-FACING PATIO

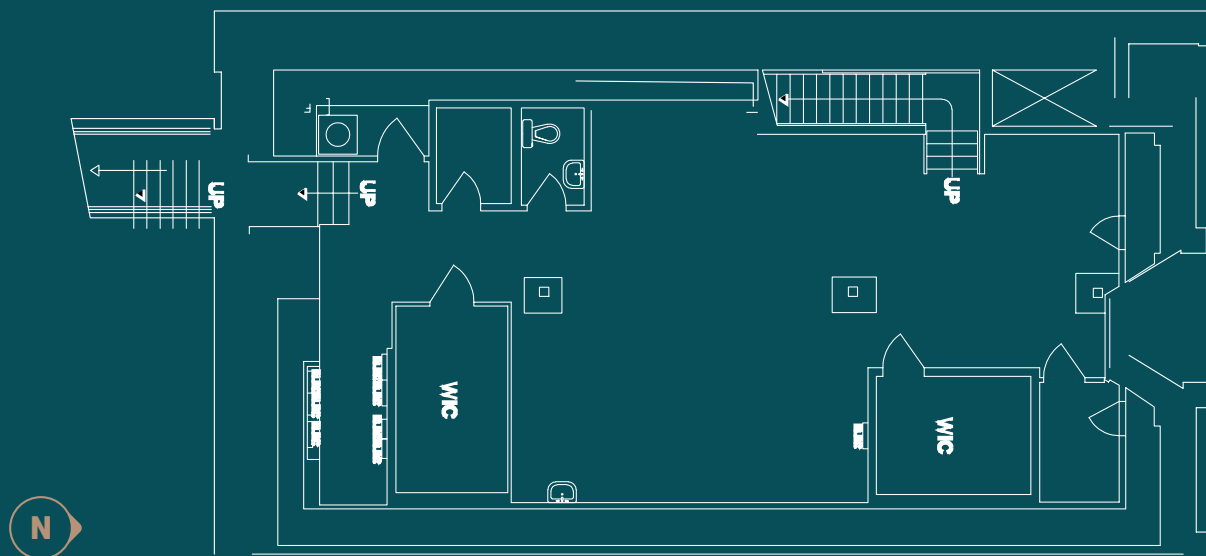
MAIN FLOOR - 2,093 SF

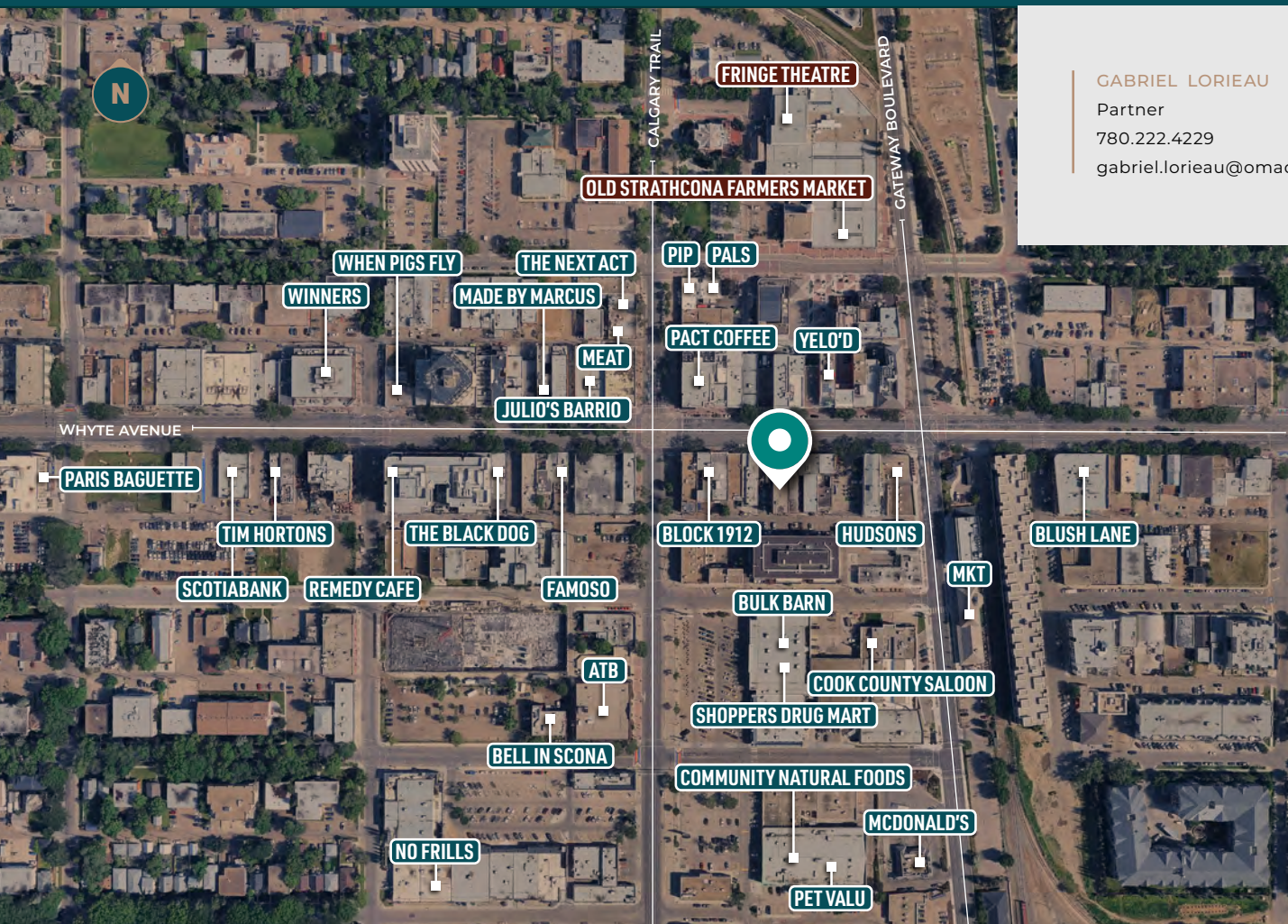


SECOND FLOOR - 1,972 SF



BASEMENT - 1,947 SF





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AREA DEMOGRAPHICS

2 KM RADIUS

299,684

DAYTIME POPULATION

194,557 residents

13.1% growth (2020-2025)

14.0% projected growth (2025-2030)

40.9%

20-39 YRS

0-19 yrs = 13.5%

40-59 yrs = 22.8%

60+ yrs = 22.8%

18,373

VPD ON WHYTE AVENUE

16,338 VPD on Calgary Trail

20,259 VPD on Gateway BLVD

\$102,447

AVERAGE HOUSEHOLD INCOME

22.9% earn \$60-100,000

32.6% earn \$100,000+



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