

FOR LEASE

PLAZA 170

10007/21/23 170 Street,
Edmonton, AB

1,046 - 5,023 SF AVAILABLE

**HIGH
TRAFFIC
RETAIL
CORRIDOR**

John Shamey

Partner
780 702 8079
john.shamey@cwedm.com

Devan Ramage

Associate
780 702 9479
devan.ramage@cwedm.com

Jennifer Baker

Team Coordinator
780 720 7629
jennifer.baker@cwedm.com

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THE OPPORTUNITY

- 6,500 SF: LEASED
- 1,046 SF End Cap Unit
- 1,818 & 3,205 SF In-line units (contiguous space 5,023 SF).
- Conveniently located on the high traffic intersection of 170 Street and 100 Avenue, with a traffic count of over 30,550 vehicles per day along 170 Street.
- Plaza 170 is a prime opportunity to lease space in West Edmonton's major retail nodes.
- Join Global Pet Food, Osmow's Sharwarma, Domino's Pizza, Bad Ass Jacks and many others!
- The property is exposed to 80,000 vehicles per day by being located on this high traffic corridor.
- CG General Business Zoning allows for a wide variety of uses.
- Possession available immediately.
- Site features ample on site parking.
- High exposure pylon signage available.
- Plaza 170 is located in close proximity to a large number of retailers and in close proximity to Mayfield Common.



PROPERTY DETAILS

Municipal Address: 10007/21/23 170 Street NW, Edmonton, AB

Unit Sizes: 6,500 SF (LEASED)
1,818 SF
3,205 SF (Demisable)
1,046 SF

Legal: Plan 8175ET, Block 39, Lot 17

Zoning: CG - General Commercial

Access: 6 Access Points

Basic Rent: Negotiable

Operating Cost: \$19.97 per SF (2024)

Parking: 72 unreserved surface stalls

Signage: Fascia

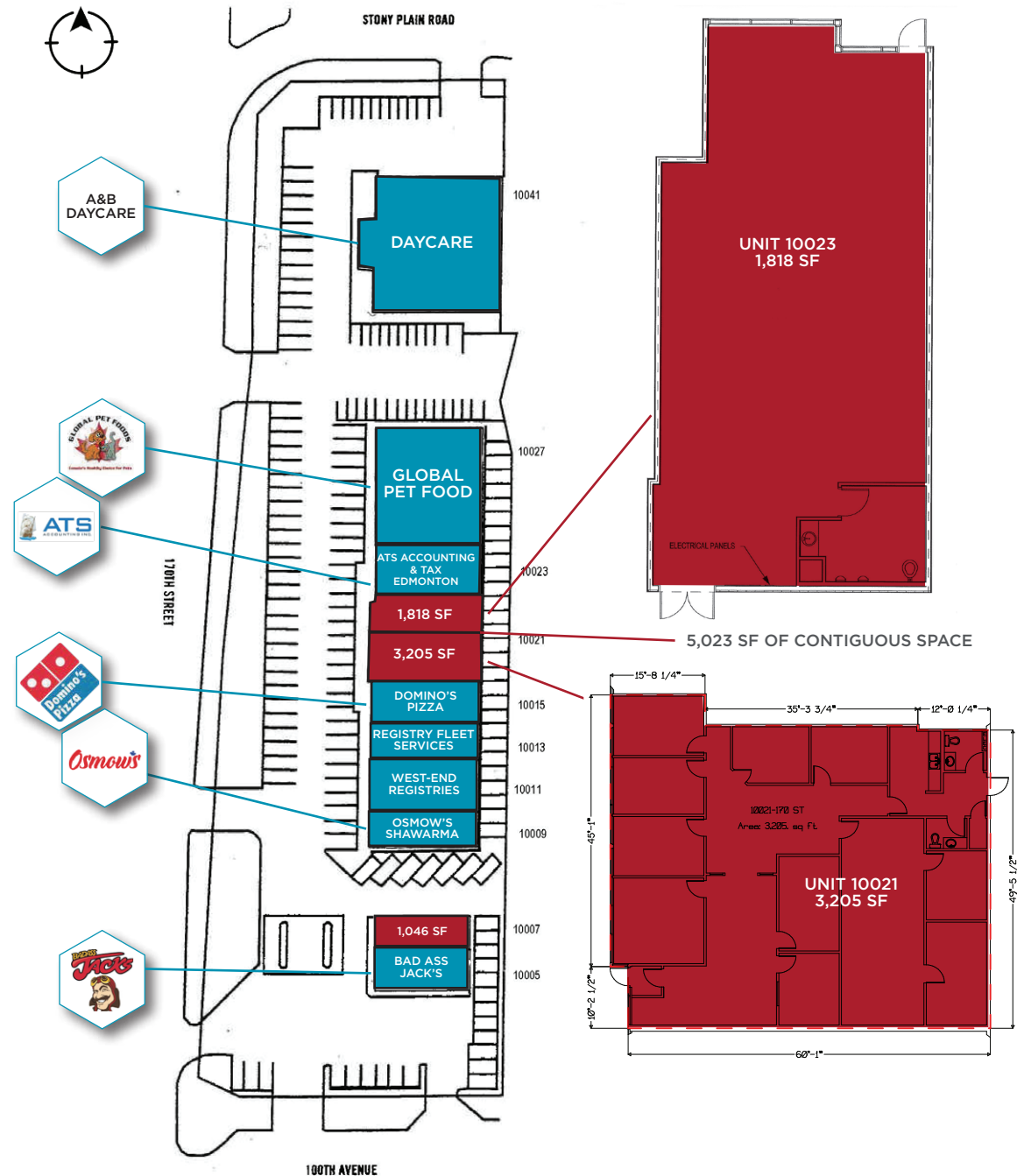
Pylon: 2 Pylon Signs

Availability: Immediately

Parking: Ample surface parking stalls

Other: Across from Mayfield Common
Strong local & national tenant mix

SITE PLAN



UNIT 10021/23 PHOTO

1,818 & 3,205 SF (5,023 SF OF CONTIGUOUS SPACE)

ATS
ACCOUNTING & TAX

CUSHMAN & WAKEFIELD
Falmouth
FOR LEASE
780 420 1177
cushman.com

10021-170 Street



PROPERTY PHOTOS

UNIT 10007: 1,042 SF (AVAILABLE)



DEMOGRAPHICS



POPULATION

1km	3km	5km
5,334	65,336	129,096



HOUSEHOLDS

1km	3km	5km
2,223	25,670	49,583



AVERAGE INCOME

1km	3km	5km
\$70,398	\$84,377	\$112,593



VEHICLES PER DAY
30,550 VPD on 170 Street
(Northbound)





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