

FOR LEASE

PLAZA 170

10007/27 170 Street,
Edmonton, AB

**HIGH
TRAFFIC
RETAIL
CORRIDOR**

1,046 & 3,079 SF AVAILABLE

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THE OPPORTUNITY

- 3,079 SF End cap unit: Available
- 1,046 SF End Cap Unit: Available
- 1,818 SF Inline unit: LEASED
- 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 Osmow's Sharwama, 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: 10007/27 170 Street NW, Edmonton, AB

Unit Sizes: 3,079 SF
1,046 SF

Legal: Plan 8175ET, Block 39, Lot 17

Zoning: CG - General Commercial

Access: 6 Access Points

Basic Rent: Negotiable

Operating Cost: \$20.66 per SF (plus administration fee) 2025

Parking: 72 unreserved surface stalls

Signage: Fascia

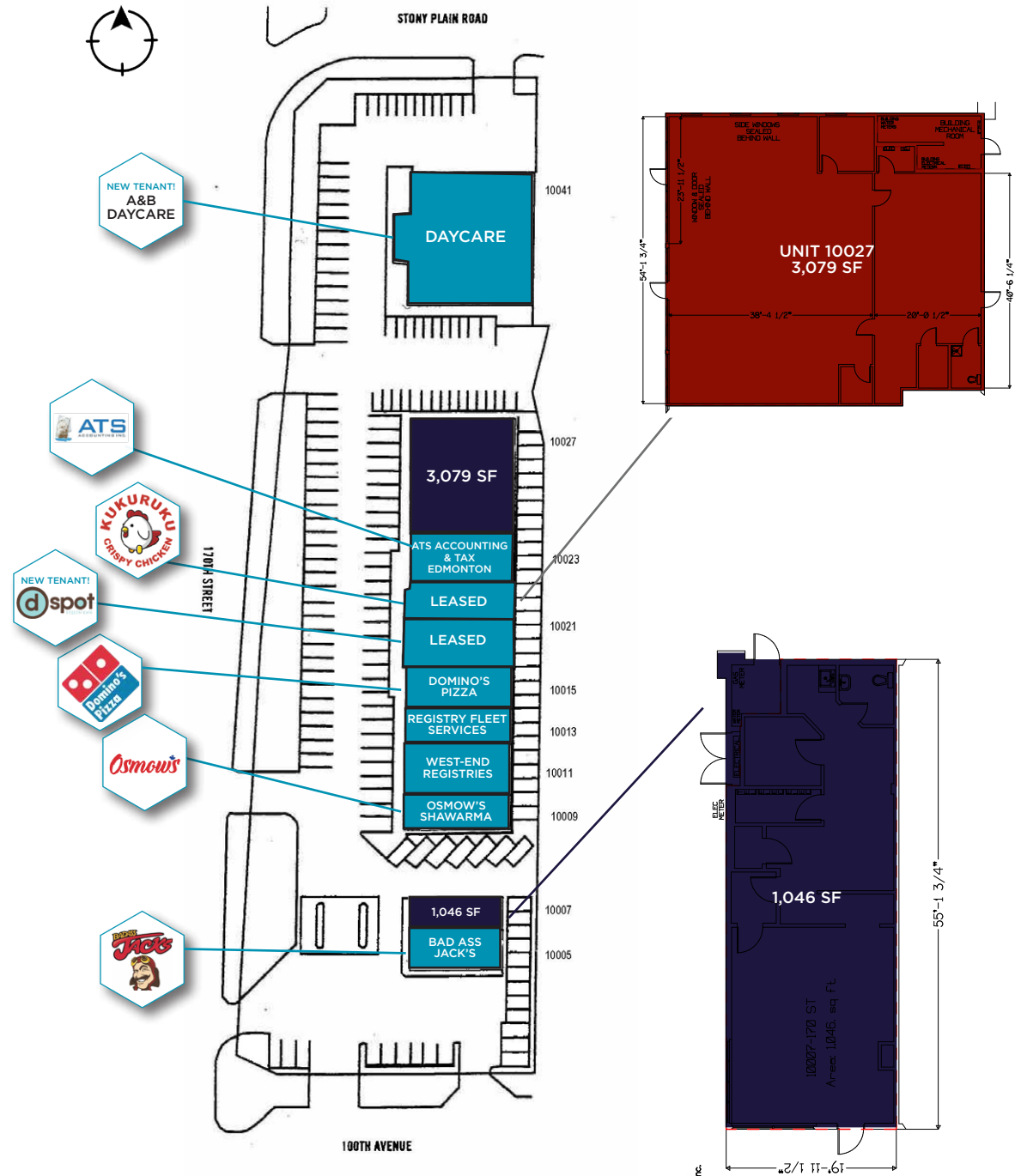
Pylon: 2 Pylon Signs

Availability: Immediately

Parking: Ample surface parking stalls

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

SITE PLAN





PROPERTY PHOTOS

UNIT 10007: 1,046 SF (AVAILABLE)



1,818 SF LEASED



6,500 SF LEASED



3,205 SF LEASED



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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