

PLAZA 170

10027 - 170 Street, Edmonton, AB

3,079 SF END CAP AVAILABLE

**HIGH TRAFFIC
RETAIL CORRIDOR**

John Shamey

Partner

780-887-5646

john.shamey@cwedmonton.com

Devan Ramage

Associate

780 702 9479

devan.ramage@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 2025



THE OPPORTUNITY

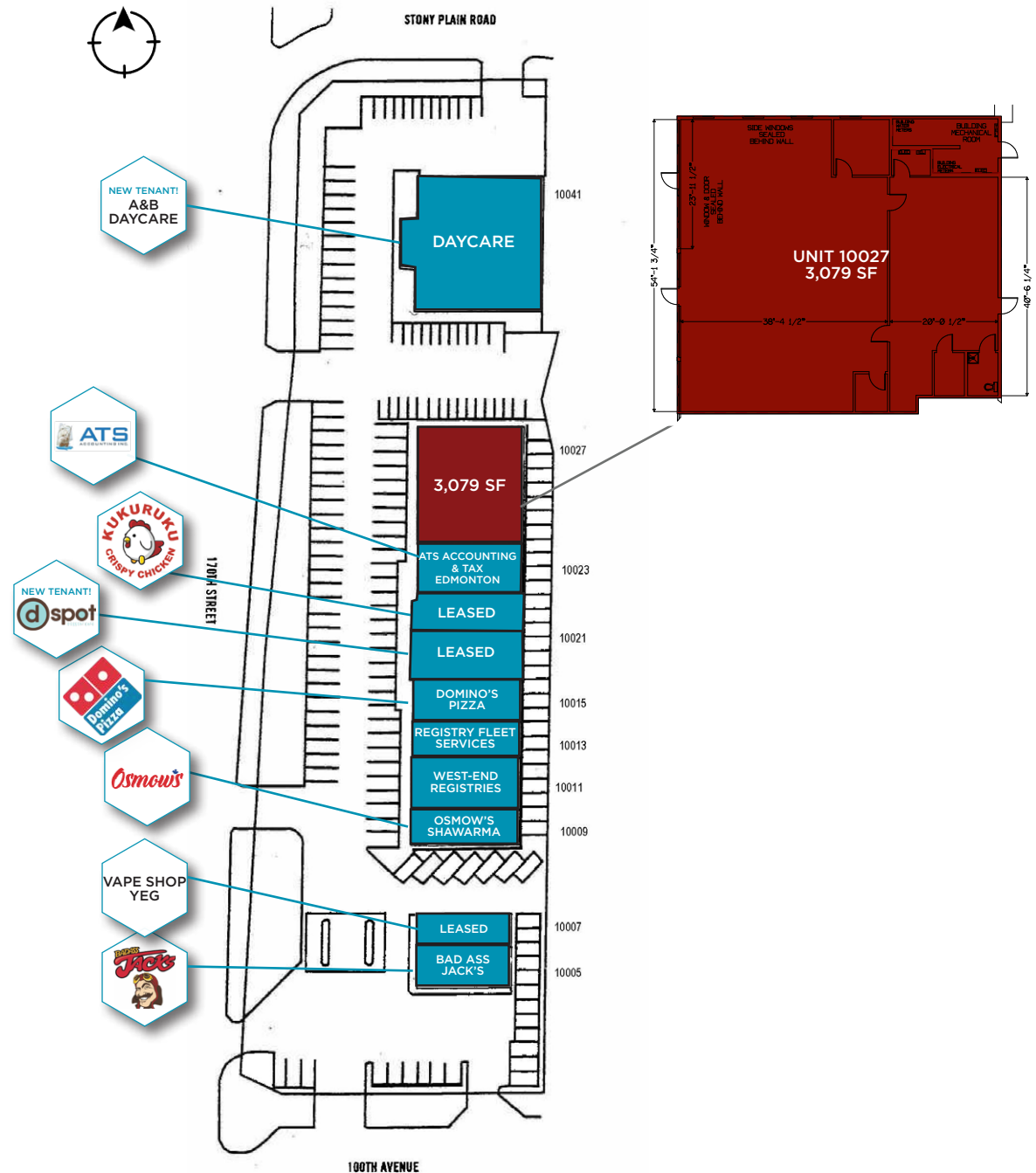
- **3,079 SF End cap unit: Available**
- Conveniently located on the high traffic intersection of 170 Street and 100 Avenue, with a traffic count of over 30,550 vehicles per day along 170 Street.
- Plaza 170 is a prime opportunity to lease space in West Edmonton's major retail nodes.
- Join Kukuruku Chicken, D-Spot, A&B Daycare, 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

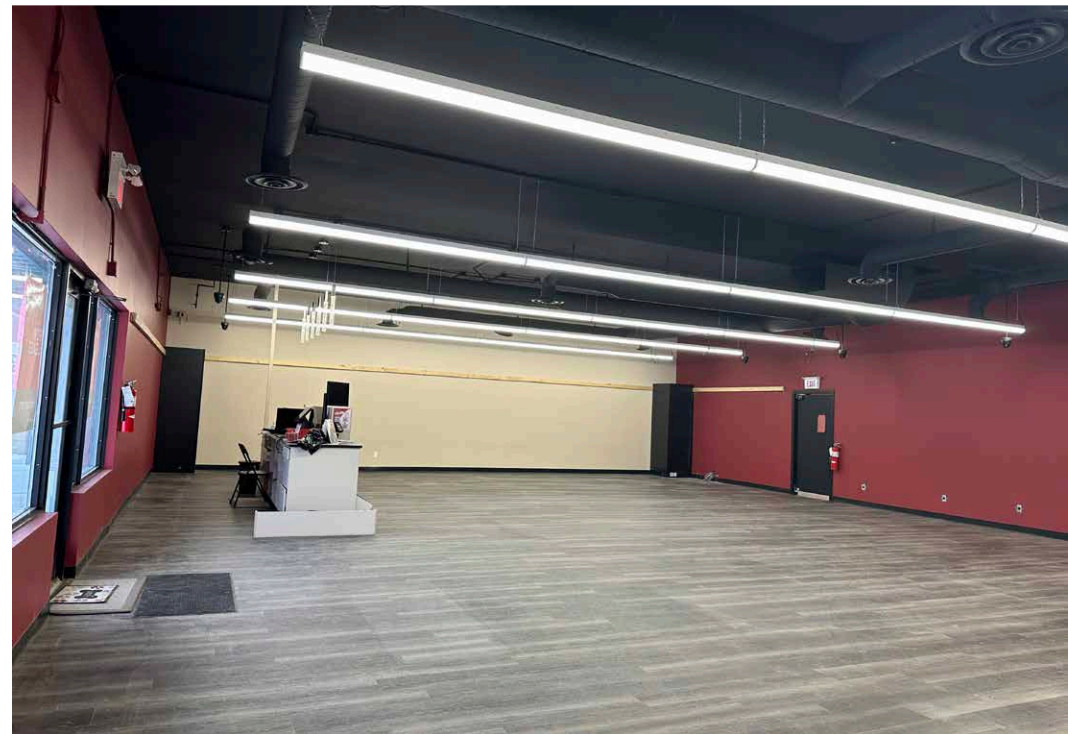
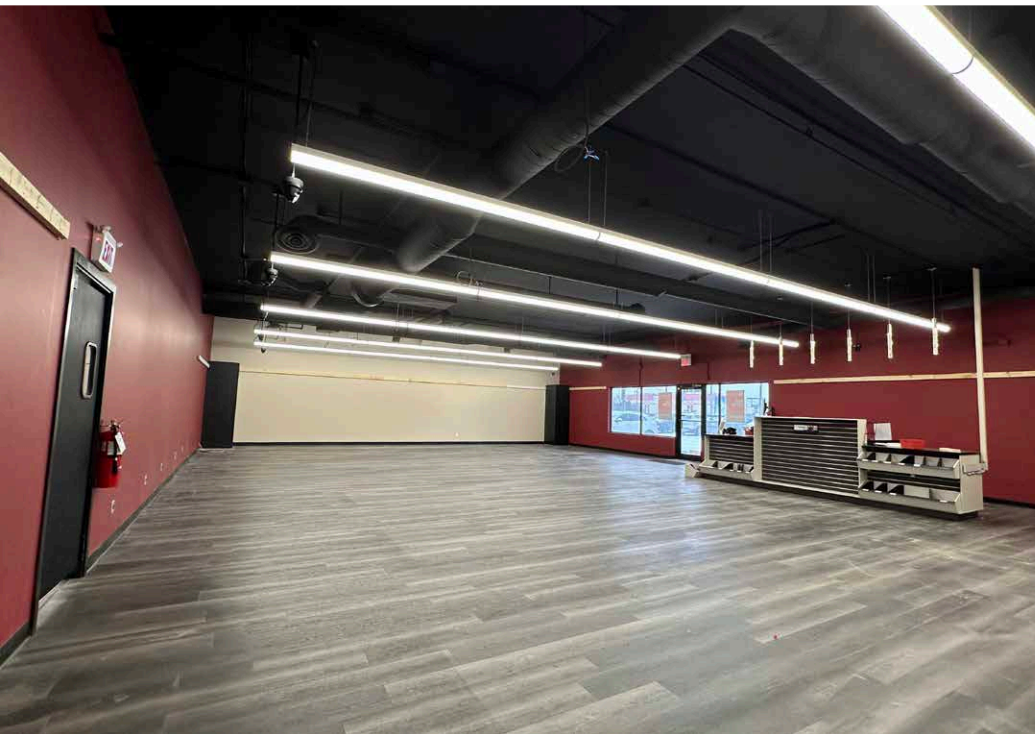
Municipal Address:	10007/27 170 Street NW, Edmonton, AB
Unit Sizes:	3,079 SF
Legal:	Plan 8175ET, Block 39, Lot 17
Zoning:	CG - General Commercial
Access:	6 Access Points
Basic Rent:	Negotiable
Operating Cost:	\$20.66 per SF (plus administration fee) 2025
Parking:	72 unreserved surface stalls
Signage:	Fascia
Pylon:	2 Pylon Signs
Availability:	Immediately
Parking:	Ample surface parking stalls
Other:	Across from Mayfield Common Strong local & national tenant mix

SITE PLAN




UNIT 10027 INTERIOR PHOTOS

3,079 SF







DEMOGRAPHICS

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

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

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

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



John Shamey

Partner

780-887-5646

john.shamey@cwedmonton.com

Devan Ramage

Associate

780.702.9479

devan.ramage@cwedmonton.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 2025