

**FOR LEASE**

# PLAZA 170

1,042 - 6,500 SF AVAILABLE

10007/21/23/41 170 Street,  
Edmonton, AB

**HIGH  
TRAFFIC  
RETAIL  
CORRIDOR**

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# THE OPPORTUNITY

- 6,500 SF free-standing building (Demisable to 3 units of ±2,140 SF).
- 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 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.
- CB2 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.

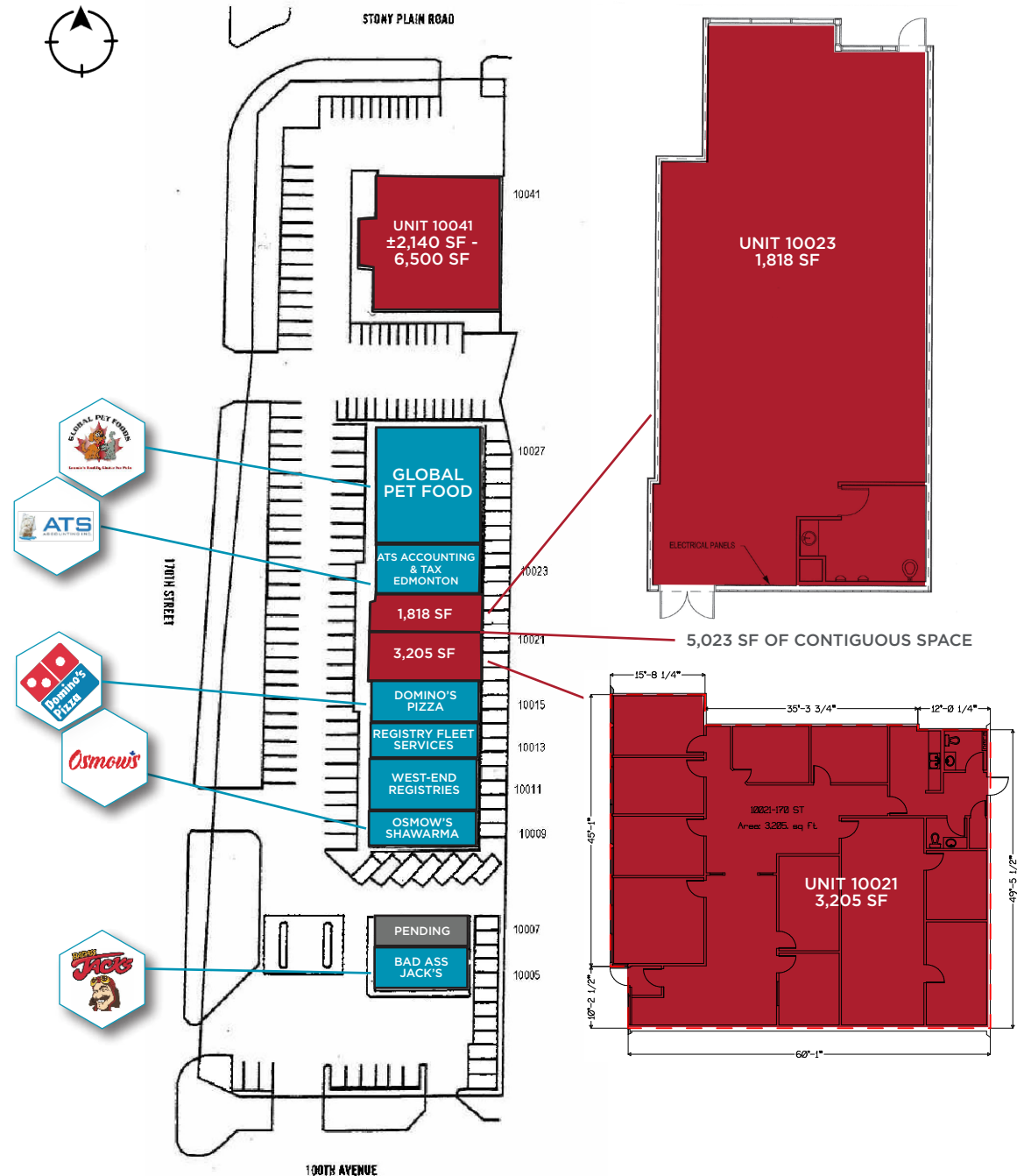




# PROPERTY DETAILS

- Municipal Address:** 10007/21/23/41 170 Street NW, Edmonton, AB
- Unit Sizes:** 6,500 SF (Demisable)  
1,818 SF  
3,205 SF (Demisable)  
1,045 SF
- Legal:** Plan 8175ET, Block 39, Lot 17
- Zoning:** CB2 - General Business Zone
- 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





±2,140 - 6,500 SF

UNIT 10041  
PHOTOS





UNIT 10021/23 PHOTO

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

**ATS**  
**ACCOUNTING & TAX**

CUSHMAN & WAKEFIELD  
Edmonton  
**FOR LEASE**

780 420 1177

10021-170 Street





# PROPERTY PHOTOS

UNIT 10007: 1,042 SF (PENDING)





# 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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