

**FOR LEASE**

## **THE SHOPPES OF GARNEAU**

10740-82 Avenue  
(Whyte Avenue),  
Edmonton, AB



**1,211 SF AVAILABLE IMMEDIATELY**

### **PROPERTY HIGHLIGHTS**

- Join Panago Pizza, H&R Block, Sweet Honey Dessert and Prairie Donair
- Strategically located along Whyte Avenue with exposure to over 23,700 vehicles per day.
- High exposure end cap opportunity with great signage.
- Property has 4 parking stalls available at the rear of the building for patrons/staff.
- DC1 - Direct Control Provision Zoning allows for a large variety of uses.
- Ideal space for: Pharmacy, optical, food uses, ice cream shops, fashion, etc.
- Lease Rate: Market.
- Operating Costs: \$27.87 per SF (Estimate 2025 Budget).
- Tenant Improvement Allowance: Negotiable.

**Karina Lopez**  
Senior Associate  
**780 429 9393**  
[karina.lopez@cwedm.com](mailto:karina.lopez@cwedm.com)

**Jamie Topham**  
Partner  
**780 702 4259**  
[jamie.topham@cwedm.com](mailto:jamie.topham@cwedm.com)

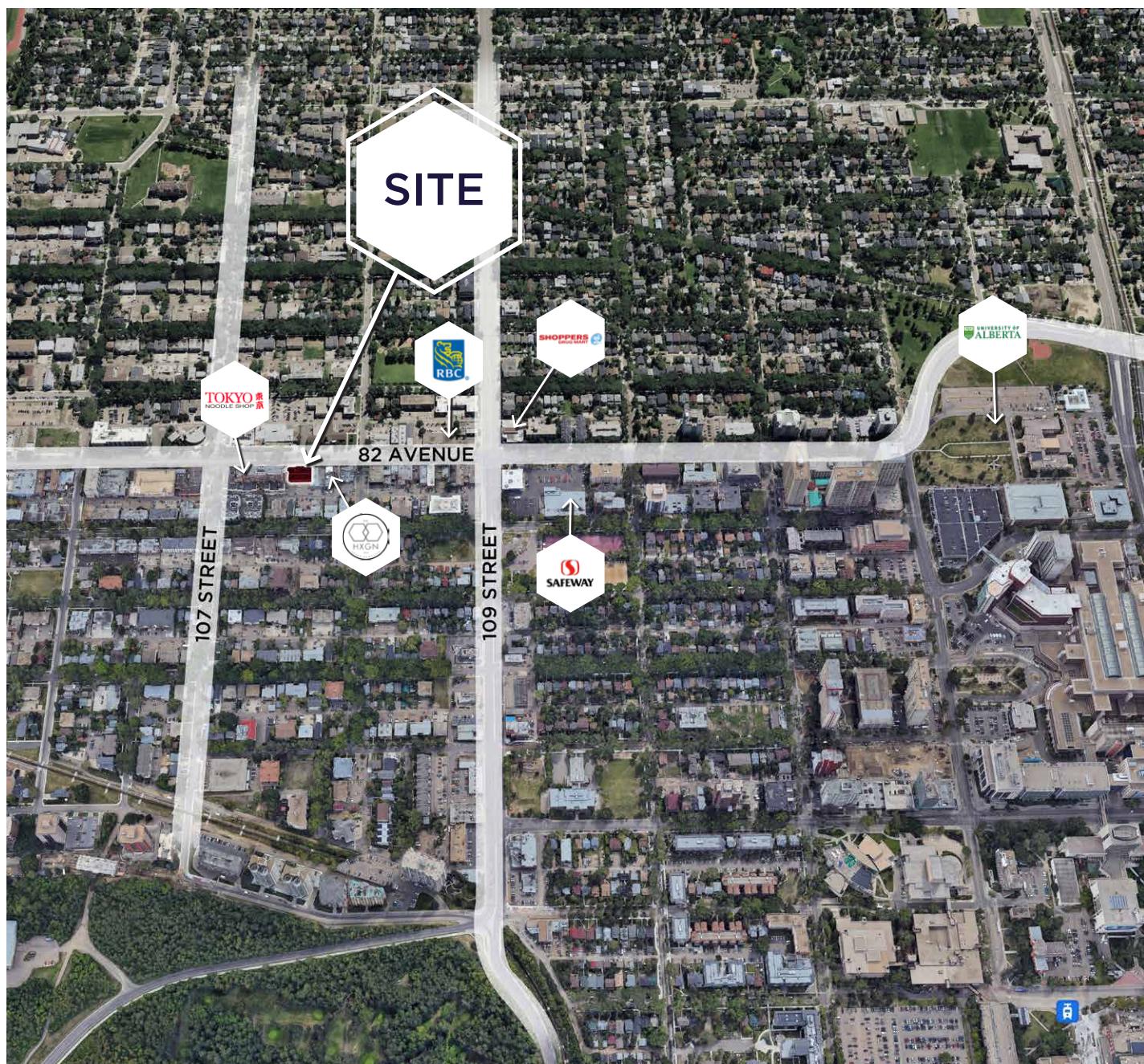
**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

# PROPERTY DETAILS

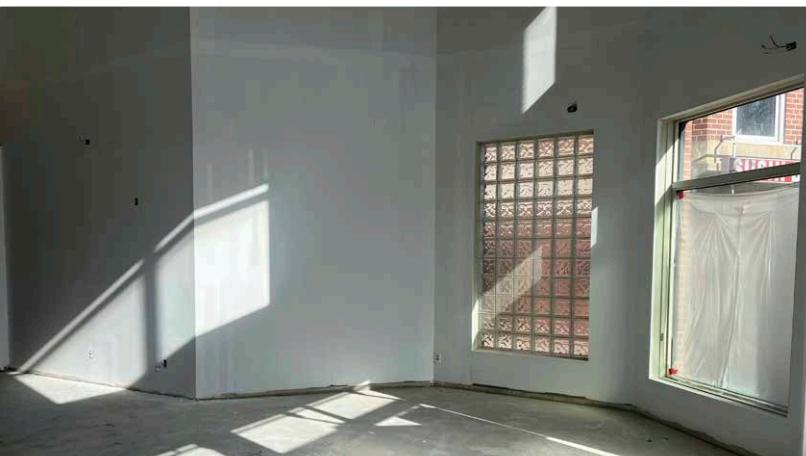
Municipal Address:	10740-82 Avenue (Whyte Avenue), Edmonton
Zoning:	DC1 – Direct Control
Neighbourhood:	Garneau
Available:	Immediately

Additional rent:	\$27.87 per SF (Estimate 2025 Budget).
Bay Size:	1,211 SF
Built:	1999

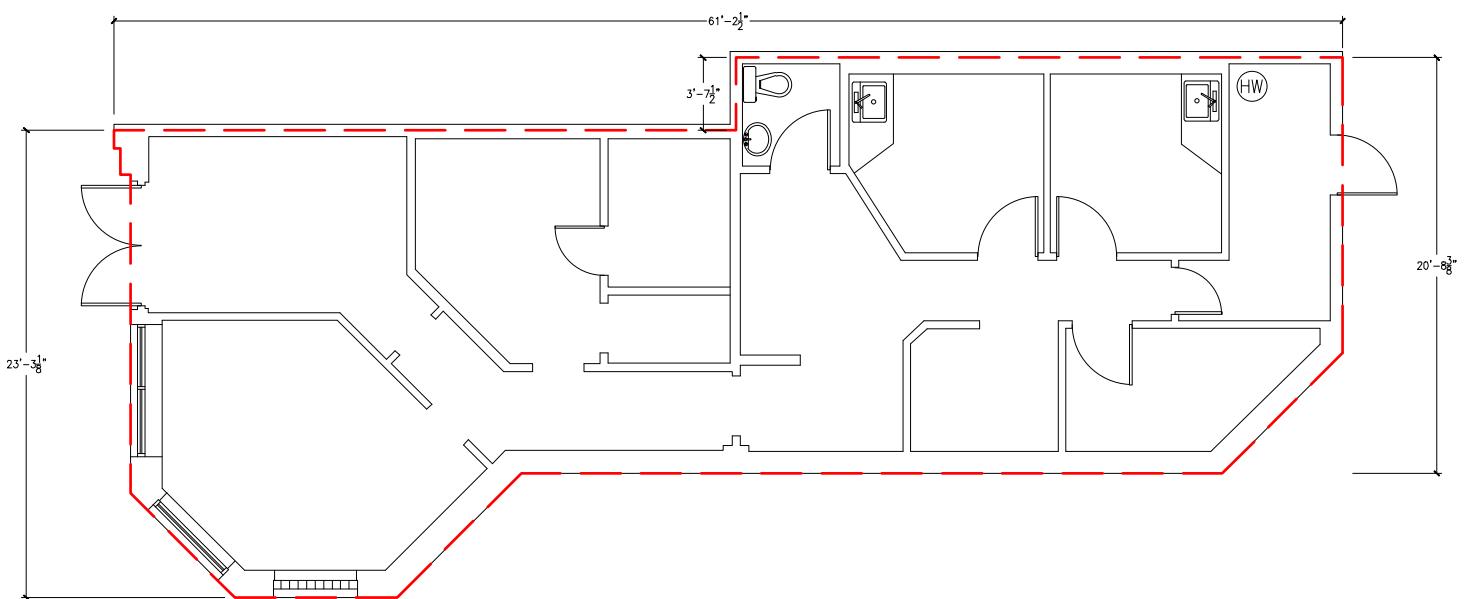
## AERIAL



## PROPERTY PHOTOS



## FLOOR PLAN



# DEMOGRAPHICS



## POPULATION

1km  
17,091

3km  
81,378

5km  
196,964



## AVERAGE INCOME

1km  
\$78,225

3km  
\$100,359

5km  
\$100,568



## VEHICLES PER DAY

25,900 on Whyte Avenue



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780 702 4259

[jamie.topham@cwedm.com](mailto:jamie.topham@cwedm.com)