

FOR LEASE
THE SHOPS AT HIGH STREET
Unit 1, 10177 125 Street NW,
Edmonton, AB






UNIQUE FOR LEASE OPPORTUNITY AT THE SHOPS AT HIGH STREET

PROPERTY HIGHLIGHTS

- Last retail bay available at this historic and well positioned Shopping Centre.
- On-site parking with close access to residential, 124th Street and downtown Edmonton.
- Come join the following amazing retailers: Heart of the Home, Tiramisu Shoes, Carol's Sweets, Lux Beauty Boutique, Cloud Nine Pajamas, Cafe Versailles, Rare Bird, Lara Stone and many more!
- Great exposure to 125 Street.

Karina Lopez
Senior Associate
780 429 9393
karina.lopez@cwedm.com

REGIONAL AND LOCAL TENANTS WANTED!

-  Boutique Retail
-  Specialty Retailer (Unique products, Eco store, collectibles)
-  Bridal, Cake shop
-  Quick Service specialty food/deli
-  Optical

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY DETAILS

Municipal Address:	Unit 1, 10177 125 Street	Utilities:	Separately metered except for water which is included under the Additional Rent
Size:	+/- 2,300 SF Available Immediately	Base Rent:	Approximately \$35.00 per SF plus 4% of management fee
Zoning:	Site Specific Dev Control Provision (DC 2 (84)(2))	Additional Rent:	\$11.64 per SF
Neighbourhood:	Westmount/Glenora		
Parking Area:	Surface (non-reserved)		

AERIAL

THE SHOPS AT HIGH STREET

102 AVE NW (VPD: 17,300)

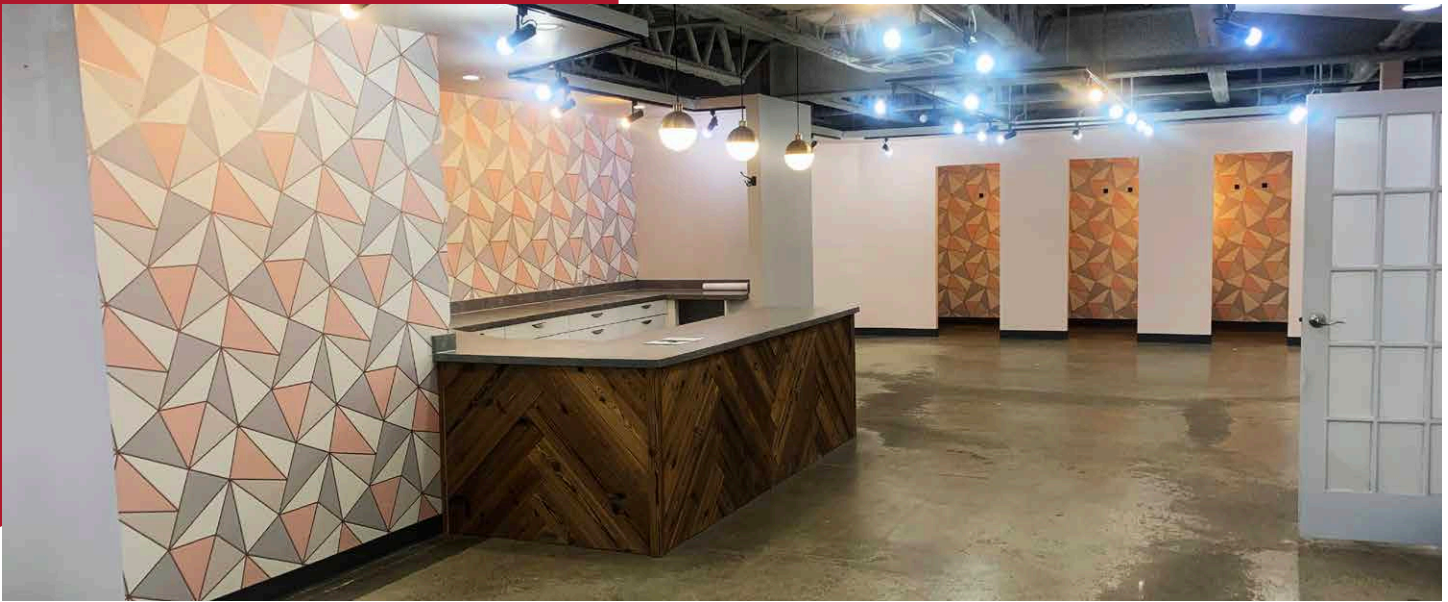
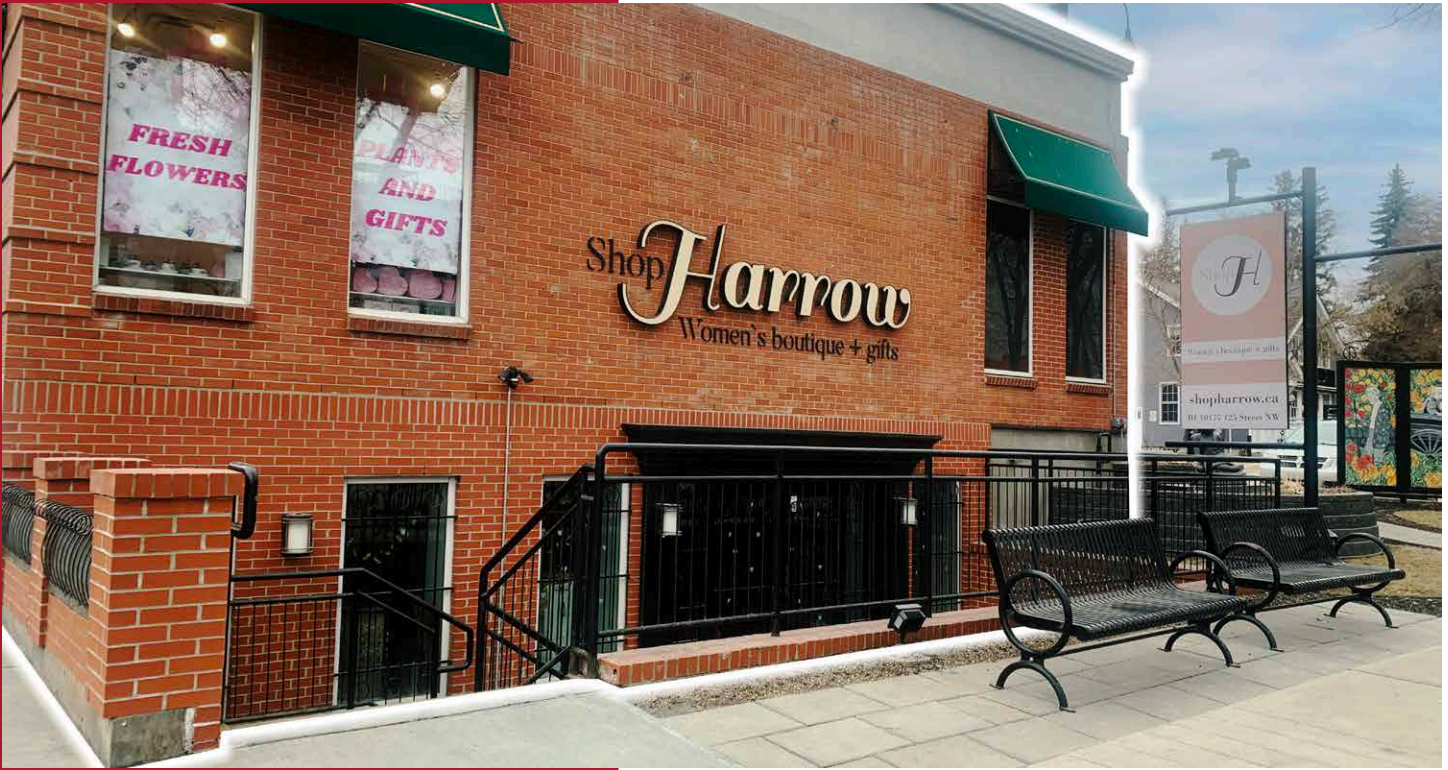
124 ST NW (VPD: 19,900)

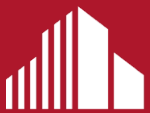
JASPER AVE (VPD: 20,000)

DEMOGRAPHICS

POPULATION			
Icon	1km	3km	5km
	12,871	88,775	201,308
AVERAGE INCOME			
Icon	1km	3km	5km
	\$69,280	\$68,946	\$70,489
HOUSEHOLDS			
Icon	1km	3km	5km
	7,470	46,230	96,974

UNIT 1





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