

# FOR LEASE

# THE SHOPS AT HIGH STREET

10177 125 Street &  
12519 102 Avenue NW, Edmonton, AB






## UNIQUE FOR LEASE OPPORTUNITIES AT THE SHOPS AT HIGH STREET

### PROPERTY HIGHLIGHTS

- Two retail bays 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, Lux Beauty Boutique, Cloud Nine Pajamas, Cafe Versailles, Rare Bird, Lara Stone and many more!
- Great exposure to 125 Street.

**Karina Lopez**  
Senior Associate  
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### 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](http://www.cwedm.com)

# PROPERTY DETAILS

**Municipal Address:** 10177 125 Street (±2,300 SF)  
 New Vacancy: 12519 102 Avenue (±900 SF)  
 Edmonton, AB

**Zoning:** Site Specific Dev Control Provision (DC 2 (84)(2))

**Neighbourhood:** Westmount/Glenora

**Parking Area:** Surface (non-reserved)

**Utilities:** Separately metered except for water which is included under the Additional Rent

**Base Rent:** \$35.00 per SF plus 4% of management fee

**Additional Rent:** \$11.64 per SF - (2,300 SF lower level vacancy)

\$19.09 per SF - (900 SF main floor vacancy)

**Availability:** Both units available immediately

## AERIAL



### DEMOGRAPHICS

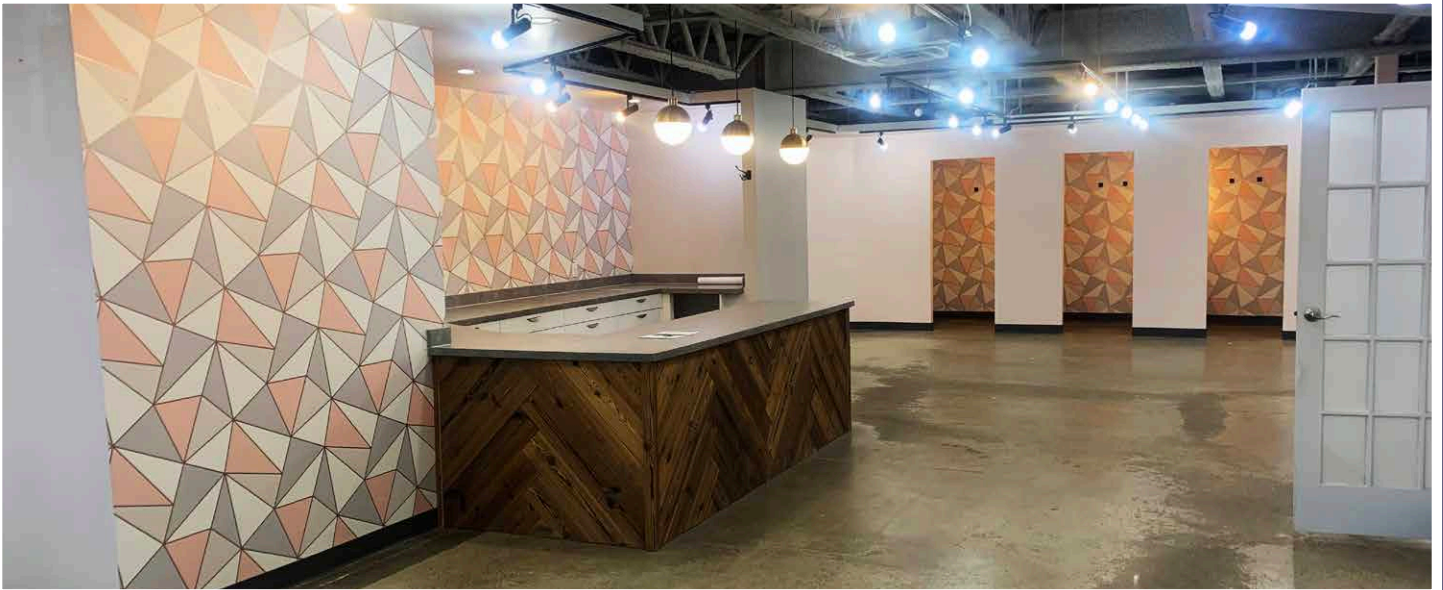
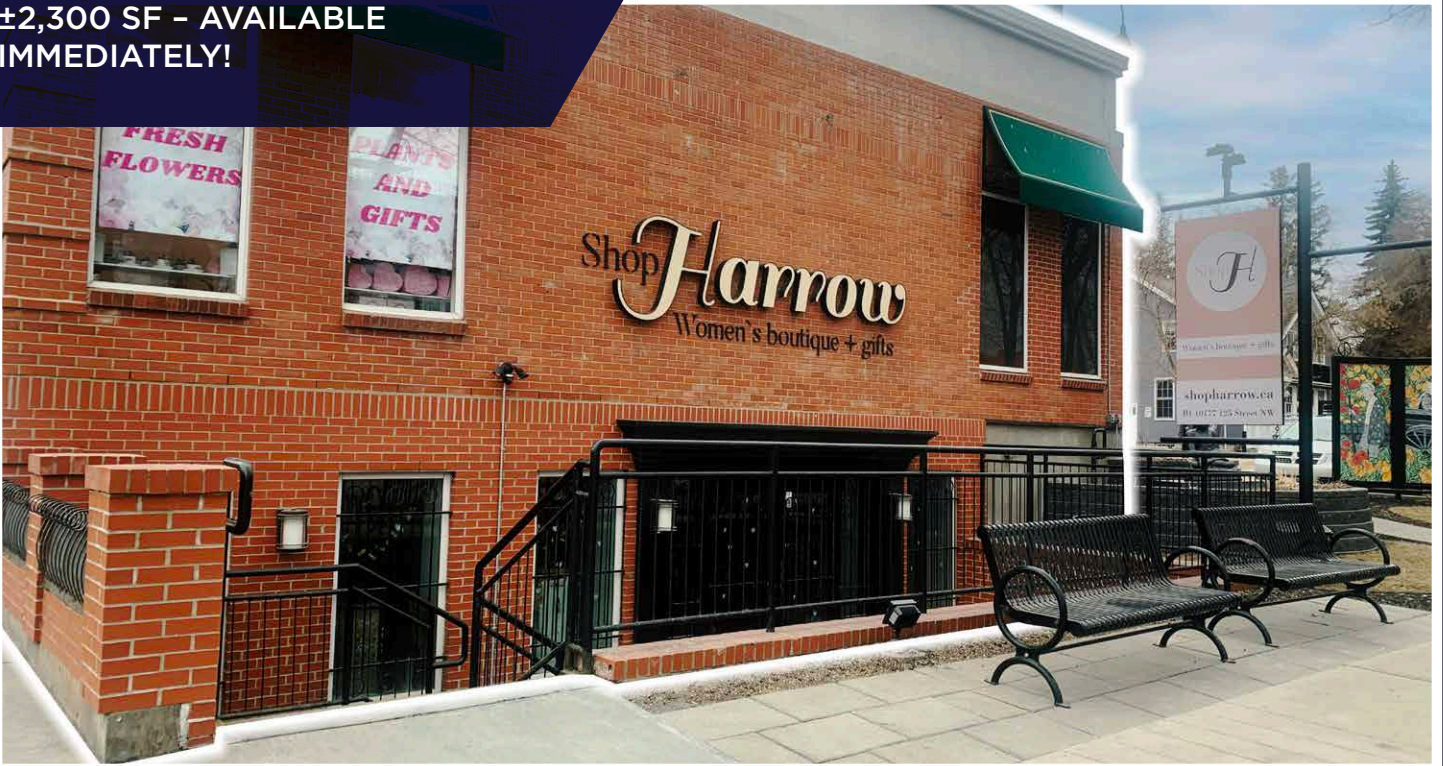
POPULATION	POPULATION		
	1km	3km	5km
	12,871	88,775	201,308

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$69,280	\$68,946	\$70,489

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	7,470	46,230	96,974

10177 125 STREET

±2,300 SF - AVAILABLE IMMEDIATELY!





**NEW VACANCY:  
12519 - 102 AVENUE**

**±900 SF - AVAILABLE  
IMMEDIATELY!**



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WAKEFIELD**  
Edmonton

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