

FOR LEASE

THE VARSCONA HOTEL - RETAIL

10632 WHYTE AVENUE NW,
EDMONTON, AB

JOIN

NEW!
AVEDA

**&
27**



**OBSERVATORY
THE OPTICIANS**
INDEPENDENT | EXPERIENCED | PROFESSIONAL

HIGH VISIBILITY OPPORTUNITY

1,335 - 2,610 SF AVAILABLE IMMEDIATELY

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PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along Whyte Avenue.
- Come join existing tenants O'Byrne's, Ampersand 27, Stylus, Dress Code, Fresh Slice Pizza, and The Observatory Opticians.
- Whyte Avenue sees over 28,000 vehicles per day!
- Over 16,000 residents within a 1km radius.
- Area retailers include Subway, Paris Baguette, Circe K and many others!
- High exposure signage opportunities available.
- (MU) Mixed Use Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent.
- Additional Rent: \$14.76 /SF (2026).
- Ample street and on-site parking available.



PROPERTY PHOTO

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Lot 1 - 12, Block 65, Plan I

ZONING

Mixed Use (MU h20 f3.5 cf)

NEIGHBOURHOOD

Strathcona

BUILT

1960

AREA DEMOGRAPHICS

POPULATION			
	1km	3km	5km
	16,329	83,728	193,715

HOUSEHOLDS			
	1km	3km	5km
	2,896	17,299	41,710

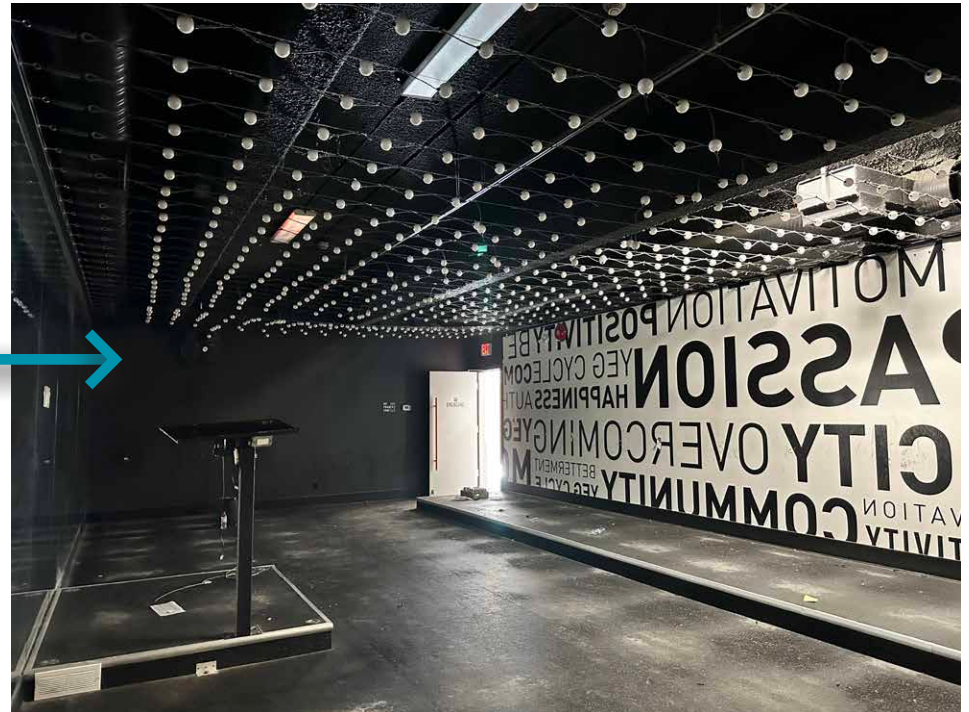
AVERAGE INCOME			
	1km	3km	5km
	\$88,993	\$114,995	\$116,549

UNIT 10632: 1,577 SF

INTERIOR PHOTOS



UNIT 10636: 2,610 SF



AERIAL



VEHICLES PER DAY
35,475 on 109 Street in 2023

VEHICLES PER DAY
18,099 on Calgary Trail (104 Street) in 2024

VEHICLES PER DAY
20,350 on Gateway Boulevard in 2024



**CUSHMAN &
WAKEFIELD**
Edmonton

SITE PLAN

7,099 SF AVAILABLE IMMEDIATELY

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106 STREET

REAR CORRIDOR



*Available
October 1,
2026
**Unit 10642
1,335 SF**

**Unit 10636
2,610 SF**

LEASED

**Unit 10632
1,577 SF**

STYLUS

AVEDA

WHYTE AVENUE (28,488 VPD 2024)



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27**



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