



AVAILABLE
IMMEDIATELY

FOR LEASE
**OXFORD PARK
LANDING**

15134 127 STREET NW,
EDMONTON, AB

RETAIL/MEDICAL/OFFICE
FOR LEASE

2,571 SF SECOND FLOOR OFFICE
1,257 SF AND 1,443 SF OF MAIN FLOOR RETAIL



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PROPERTY HIGHLIGHTS

- Office & Retail Bays with immediate possession.
- Explore the vibrant shopping center at Oxford Park Landing, conveniently situated at the corner of 127th Street and 153rd Avenue, with an average of 26,400 vehicles per day (2022).
- CAM cost est. to 2-Storey building = \$16.32; Strip-mall = \$15.94
- Shadow anchored by Save-on-Foods, Shoppers Drug Mart, Tim Hortons & Original Joe's.
- Enjoy excellent street visibility.
- Modern complex, offers an opportunity to join a community of well-known tenants in a prime location.





TENANTS



PROPERTY DETAILS

ADDRESS

15134 127 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 0625614; Bock 16; lot 5

NEIGHBOURHOOD

Cumberland

ZONING

CG-General Commercial

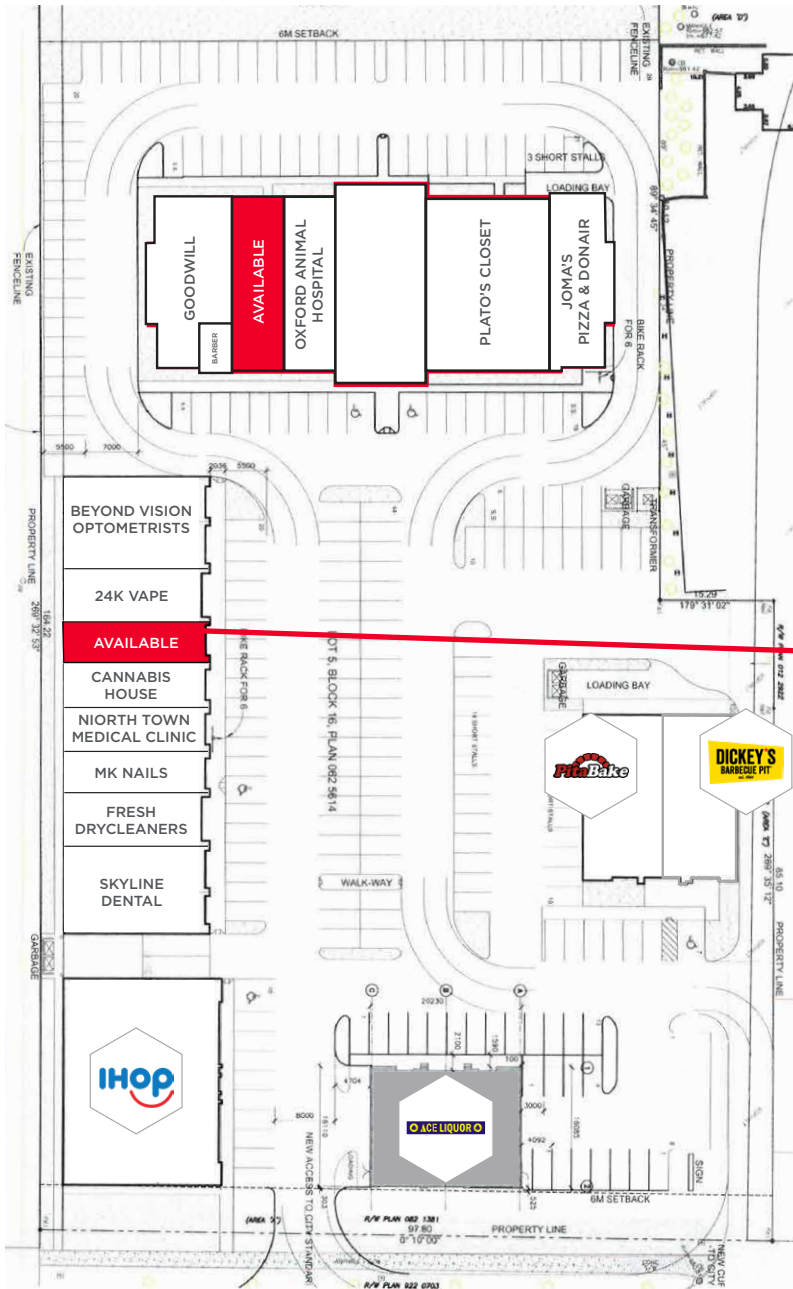
BUILDING SIZE

2,571 SF Second Floor Office
 1,257 SF of Main Floor Retail
 1,443 SF of Main Floor Retail

TENANTS

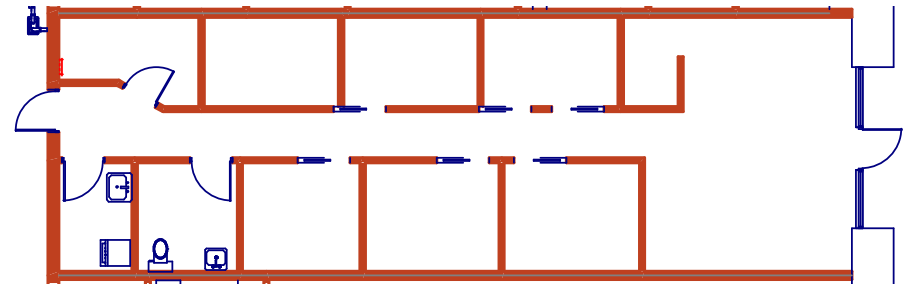
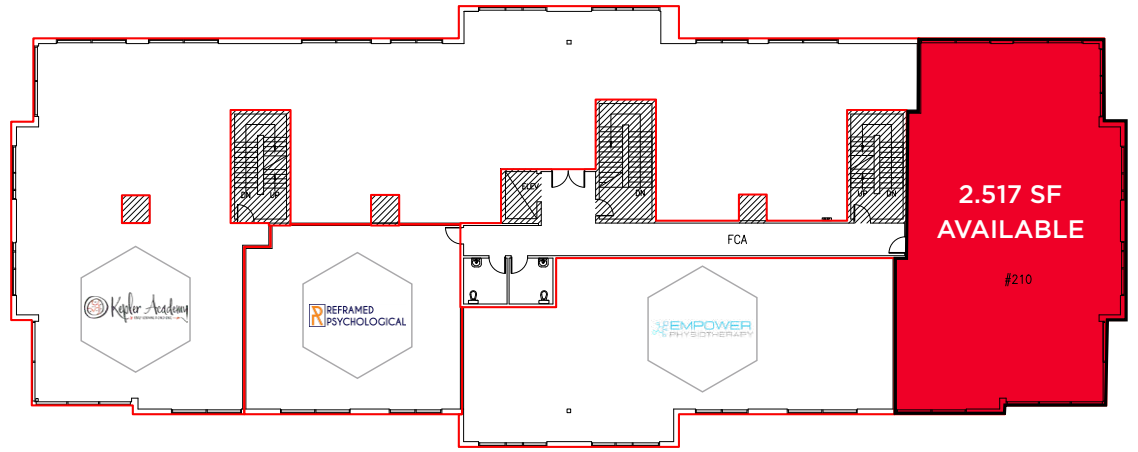
IHop, Kepler Academy, Ace Liquor, Pita Bake, Dickey's, Plato's Closet, Beyond Vision, 24K Vape and more

SITE PLAN



127 STREET - 26,400 VPD

SECOND FLOOR - FLOOR PLAN



ADJACENT



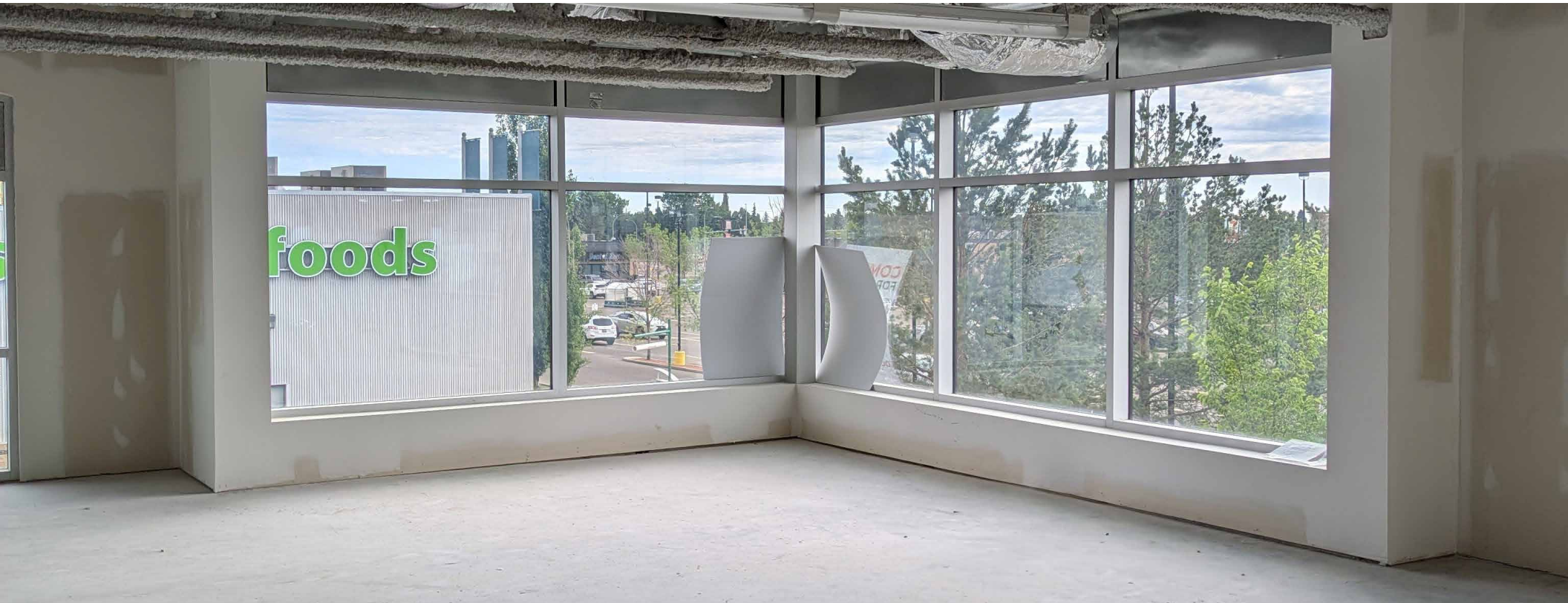
PROPERTY PHOTO

1,443 SF AVAILBLE

2,571 SF AVAILBLE



SECOND FLOOR OFFICE



AERIAL



24K VAPE

ACE LIQUOR

IHOP

PLATO'S CLOSET

goodwill

JOMAA'S PIZZA

Kayak Academy

2ND FLOOR

DICKY'S BARBECUE PIT

PitaBake

SITE OXFORD PARK LANDING

save on foods

Shell

SHOPPERS DRUG MART

127 STREET NW (26,400 VPD)

ORIGINAL JOE'S

Tim Hortons

Q-NAILS

PETROCANADA

FUTURE LRT EXPANSION

153 AVENUE NW (14,200 VPD)

DEMOGRAPHICS

POPULATION

	1km	3km	5km
	9,996	75,022	152,260

HOUSEHOLDS

	1km	3km	5km
	3,415	25,361	52,070

AVERAGE INCOME

	1km	3km	5km
	\$135,631	\$126,324	\$127,420

VEHICLES PER DAY

	26,400 (2022) on 127 Street		
	14,200 (2022) on 153 Avenue		



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