

FOR LEASE

PLAZA 170

10007/27 170 Street,
Edmonton, AB

**HIGH
TRAFFIC
RETAIL
CORRIDOR**

1,046 & 3,079 SF AVAILABLE

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THE OPPORTUNITY

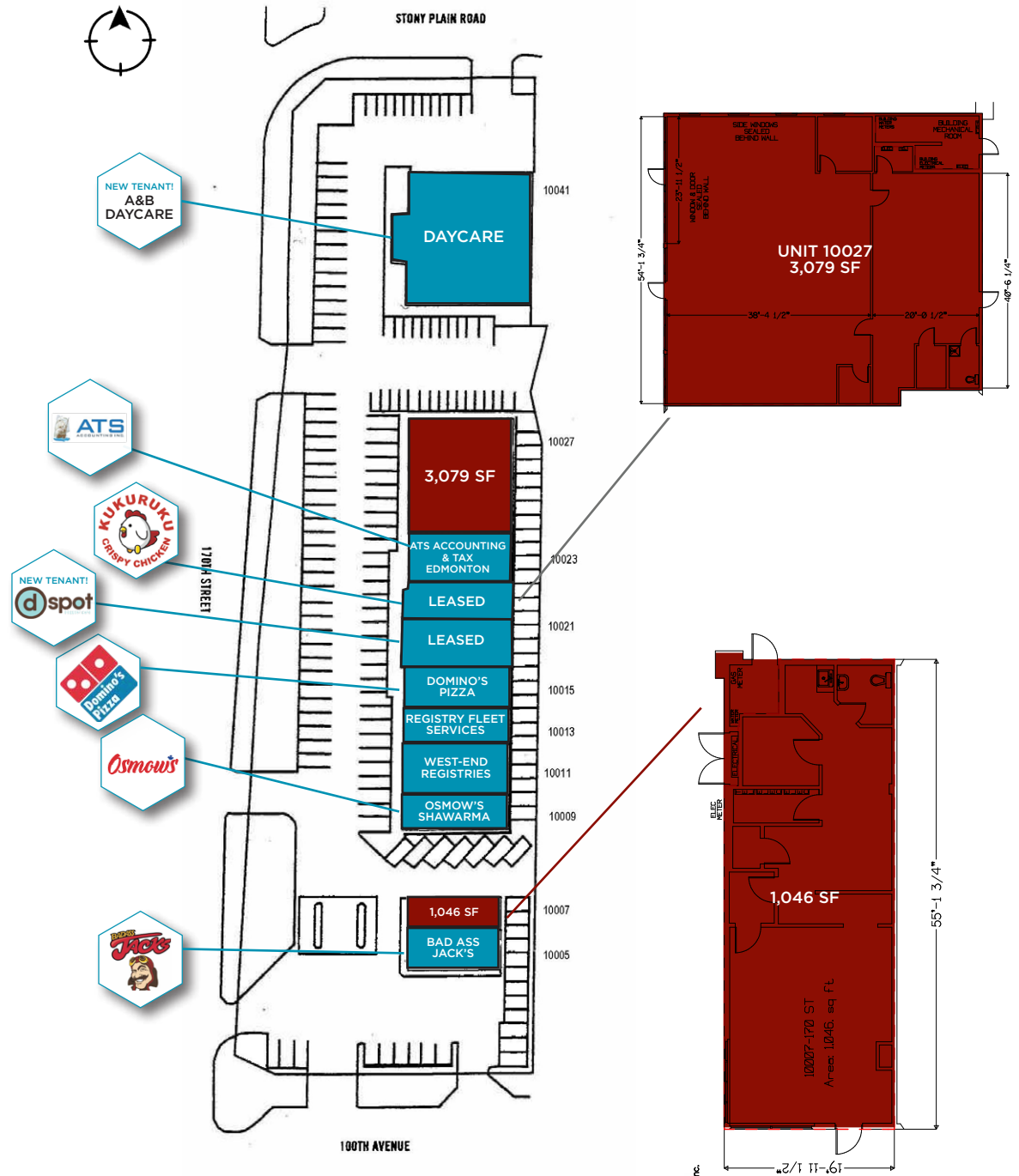
- 3,079 SF End cap unit: Available
- 1,046 SF End Cap Unit: Available
- 1,818 SF Inline unit: LEASED
- Conveniently located on the high traffic intersection of 170 Street and 100 Avenue, with a traffic count of over 30,550 vehicles per day along 170 Street.
- Plaza 170 is a prime opportunity to lease space in West Edmonton's major retail nodes.
- Join Osmow's Sharwama, Domino's Pizza, Bad Ass Jacks and many others!
- The property is exposed to 80,000 vehicles per day by being located on this high traffic corridor.
- CG General Business Zoning allows for a wide variety of uses.
- Possession available immediately.
- Site features ample on site parking.
- High exposure pylon signage available.
- Plaza 170 is located in close proximity to a large number of retailers and in close proximity to Mayfield Common.



PROPERTY DETAILS

- Municipal Address:** 10007/27 170 Street NW, Edmonton, AB
- Unit Sizes:** 3,079 SF, 1,046 SF
- Legal:** Plan 8175ET, Block 39, Lot 17
- Zoning:** CG - General Commercial
- Access:** 6 Access Points
- Basic Rent:** Negotiable
- Operating Cost:** \$19.97 per SF (2024)
- Parking:** 72 unreserved surface stalls
- Signage:** Fascia
- Pylon:** 2 Pylon Signs
- Availability:** Immediately
- Parking:** Ample surface parking stalls
- Other:** Across from Mayfield Common
Strong local & national tenant mix

SITE PLAN





FOR LEASE

CHANNEL LETTER
LED SIGNS
LIGHT BOX
PYLON SIG

PROPERTY PHOTOS

UNIT 10007: 1,046 SF (AVAILABLE)



1,818 SF LEASED




6,500 SF LEASED




3,205 SF LEASED



DEMOGRAPHICS




POPULATION		
1km	3km	5km
5,334	65,336	129,096



HOUSEHOLDS		
1km	3km	5km
2,223	25,670	49,583



AVERAGE INCOME		
1km	3km	5km
\$70,398	\$84,377	\$112,593



VEHICLES PER DAY	
30,550 VPD on 170 Street (Northbound)	





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