



HIGH EXPOSURE LOCATION

IN THE HEART OF WEST EDMONTON RETAIL

FOR LEASE



FOR LEASE

EARL'S

CROSSING

9951 170 Street, Edmonton, AB

1,068 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Only one bay available
- Excellent exposure, access and at the door parking
- Other tenants in the centre include Sleep Country, Earl's Restaurant, Ricky's Allday Grill, liquor store, dentist, Fairstone Financial, Telus, Red Swan Pizza, and Cedar Sweets
- Other tenants and traffic generators in the area include Safeway, Shoppers Drug Mart, Marshalls, Michaels, Chapters, Toys R Us, Home Depot, Save On Foods, Winners, Value Village, CIBC, Scotiabank, Italian Centre Shop, and West Edmonton Mall

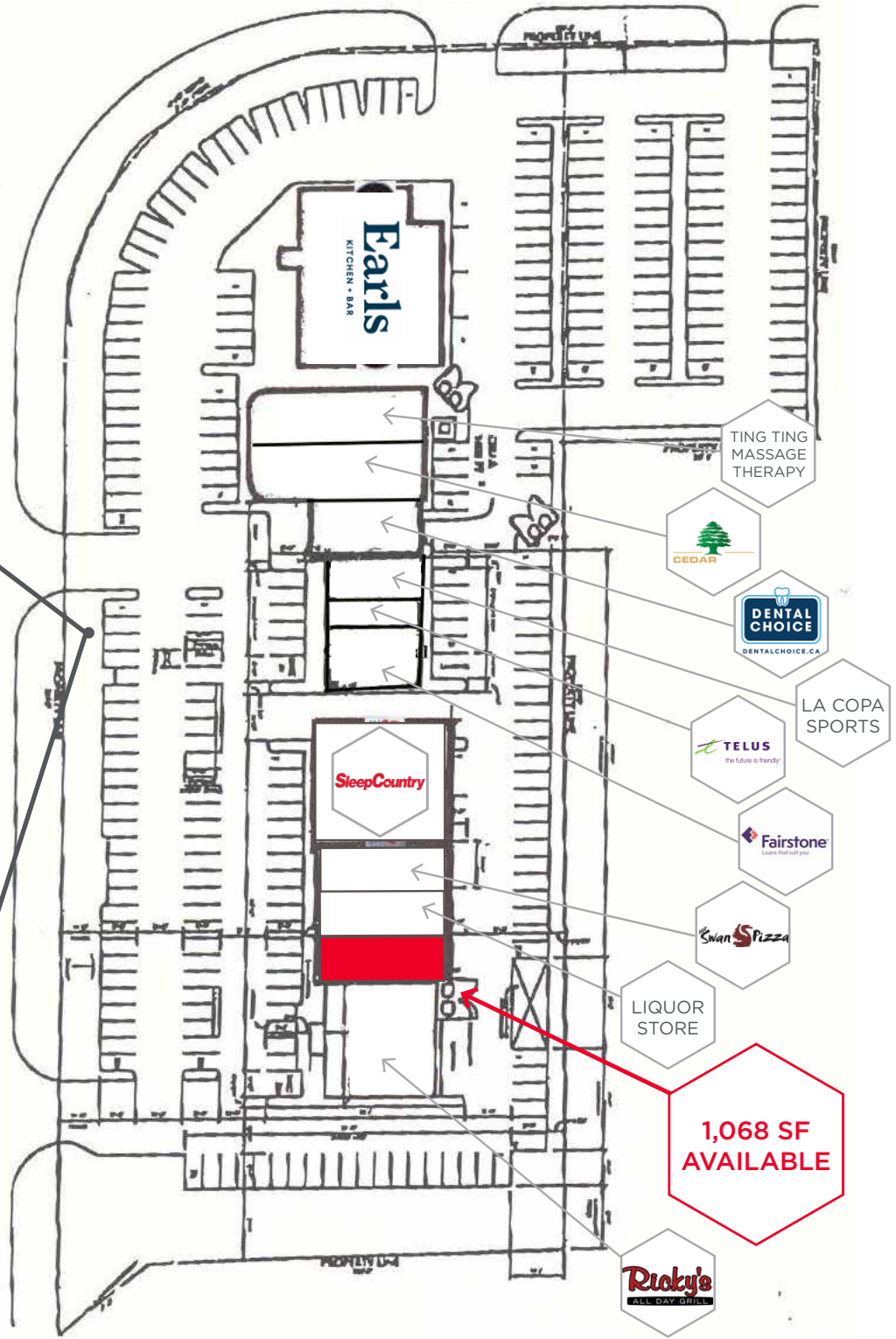
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FLOOR PLAN

100 AVENUE

170 STREET



PROPERTY DETAILS

Municipal Address: 9951 170 Street, Edmonton, AB

Zoning: DC2 - allows for a wide range of businesses

Availability: 1,068 SF

Operating Costs: \$18.60 per SF (estimated for 2024)

Basic Rent: Market

AERIAL



PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION

1km	3km	5km
5,994	62,552	127,212



AVERAGE INCOME

1km	3km	5km
\$88,652	\$105,302	\$132,997



VEHICLES PER DAY

53,800 on 170 Street (2022) &
24,700 on 100 Avenue (2022)



TRADE AREA SUMMARY



APPROXIMATE DRAW AREA
3.85 KM

POPULATION
48,179

AVERAGE HOUSEHOLD INCOME
\$104,669

OTHER HIGHLIGHTS:

- 23 schools in the area
- Proximity to West Edmonton Mall
- Major transportation arteries include: 170th Street, 100th Ave, 149th Street, Stony Plain Road, Anthony Henday Drive and Whitemud Drive

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