

FOR LEASE @81

10145 - 81 AVE, EDMONTON, AB



▷ 1,075 - 6,500 SF

▷ **Casey McClelland**

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OPPORTUNITY

Brand new mixed-use development. Join this unique blend of local and national businesses flourishing in the immediate area. The property is currently under construction to renovate existing main floor retail units and construct an additional three floors of high-end residential apartments. The building offers secure underground parking.

HIGHLIGHTS

- Site is located in Edmonton's trendy Whyte Avenue district
- Great walkability and high density area
- Recently revitalized Ritchie neighborhood hosts contemporary blend of businesses
- Site receives indirect exposure to over 25,000 vehicles along Whyte Avenue
- Secure underground parking available, ample street parking in the area
- Building amenity includes 2,500 SF second floor patio
- Development planned for completion in Q2-2020

Marcus & Millichap

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STATS + MAP / @81

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Strong curb appeal with high consumer density in sought-after Ritchie community. The site benefits from excellent positioning tucked behind the east end of Whyte Avenue, Edmonton's diverse residential and business area which attracts an impressive daytime population of over 15,216 people. Ritchie is a densely populated neighborhood with the University of Alberta nearby. Whyte Avenue provides a distinct range of dining, shopping, and nightlife experiences unlike any other in the city. The daytime population increases significantly during the many city festivals hosted in the district.

ATTRACTIONS

Old Strathcona Farmers Market

Art Walk

Street Performers

Ice on Whyte

Fringe Theatre

Sand on Whyte



25,000

vehicles
per day



EXPOSURE

access and
exposure



PARKING

underground
secure parking



TRANSIT

located in close
proximity to site



\$94,016

avg household
income (1 km)



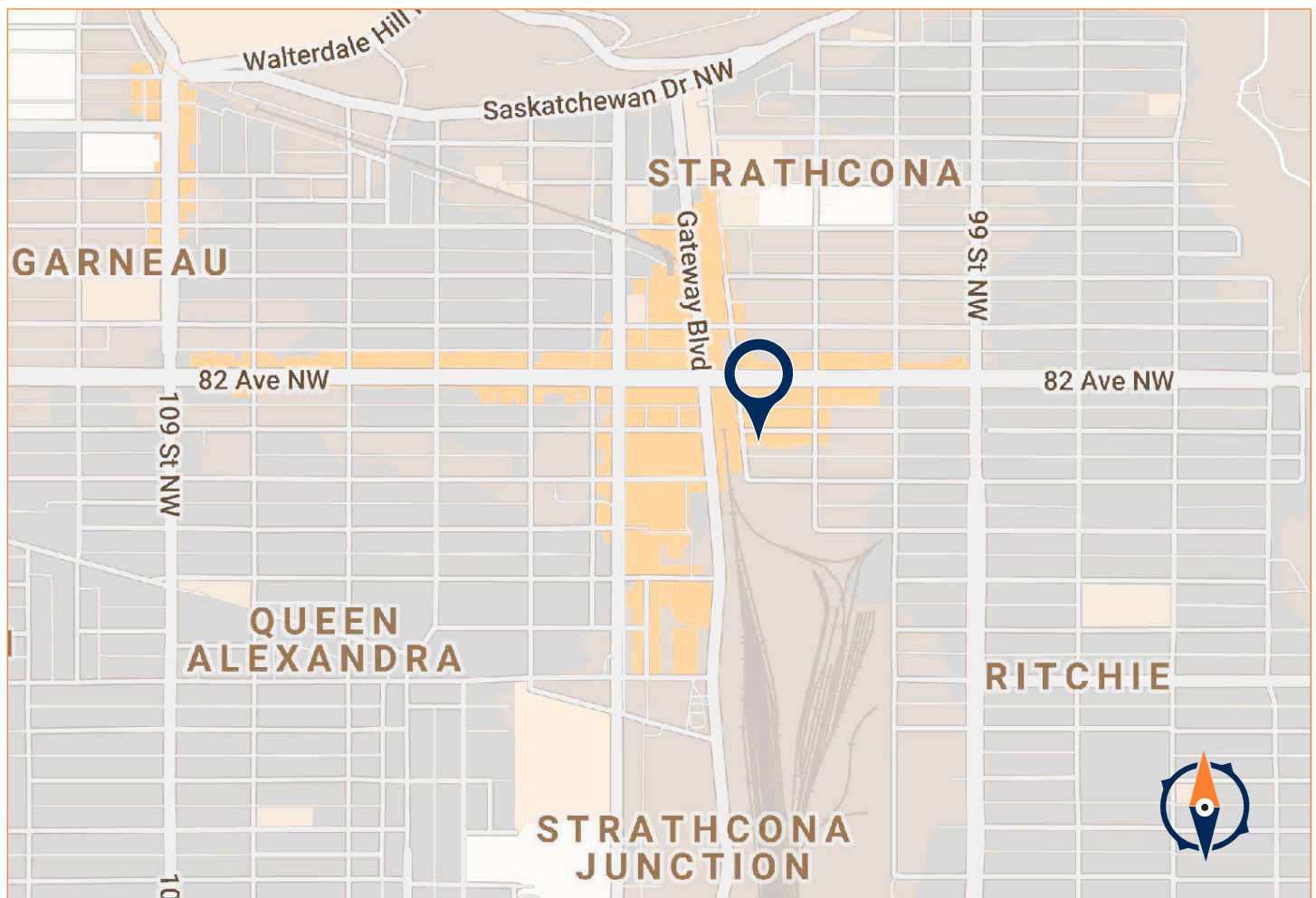
11,328

residents in a
1 km radius



MAIN FLOOR

commercial
retail units



DETAILS + SITE PLAN / @81

10145 - 81 AVE, EDMONTON, AB

Municipal Address: 10145 - 81 Avenue,
Edmonton

Signage: Fascia

DEVELOPED BY

Legal Description: Plan I, Block 51, Lots 1-3

Available: 1,075 to 6,500 SF

Beljan

Zoning: DC1 (15813)

Lease Rate: Market





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