

# FOR LEASE

# STATION ON WHYTE

8140 - 102 STREET, EDMONTON, AB

▷ MAINFLOOR RETAIL AVAILABLE ▷ 1,212 SF



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**Marcus & Millichap**

# OVERVIEW / STATION ON WHYTE

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## OPPORTUNITY

Located in Edmonton's unique Old Strathcona neighbourhood in South-Central Edmonton, Marcus & Millichap is pleased to offer the unique opportunity to lease a 1,212 square foot unit just off of Whyte Avenue and 105 Street NW.

Station on Whyte, a prominent mixed-use development in the heart of Old Strathcona, features residential units above high-exposure retail space with direct frontage on Whyte Avenue. The retail opportunities at Station on Whyte benefit from strong visibility, consistent pedestrian traffic, and proximity to one of Edmonton's most established and vibrant commercial corridors.

## HIGHLIGHTS



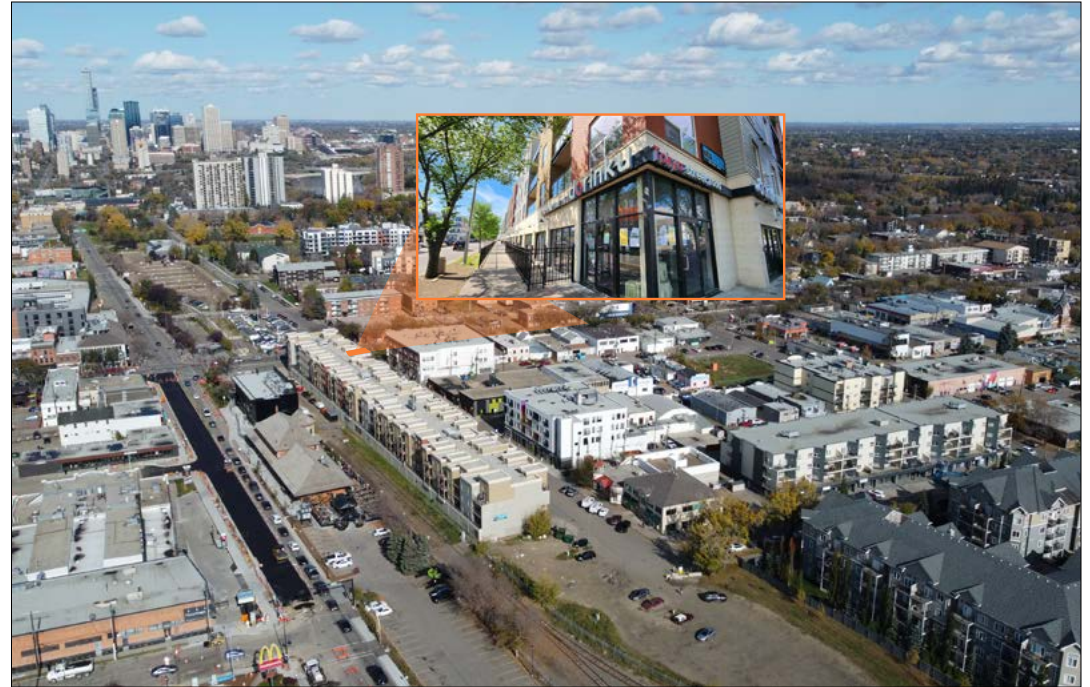
Excellent exposure to daytime traffic counts that exceed 42,000 VPD at the prominent intersection of Whyte Avenue and Gateway Boulevard



Population of 88,681 people within a 3 kilometre radius of the Subject Property, projected to grow significantly (15.7%) by 2030



Immediate proximity to major commercial centres and retailers, such as NoFrills, Shoppers Drug Mart, Scotiabank, Save on Foods, Liquor Island, Tim Hortons and Old Strathcona Farmer's Market



## SALIENT DETAILS

**Availability:** 1,212 SF

**Municipal Address:** 8140 102 Street, Edmonton, AB T6E 3S1

**Parking:** Underground parking available

**Zoning:** [DCI Direct Development Control](#)

**Possession:** Immediately

**Additional Rent:** TBD

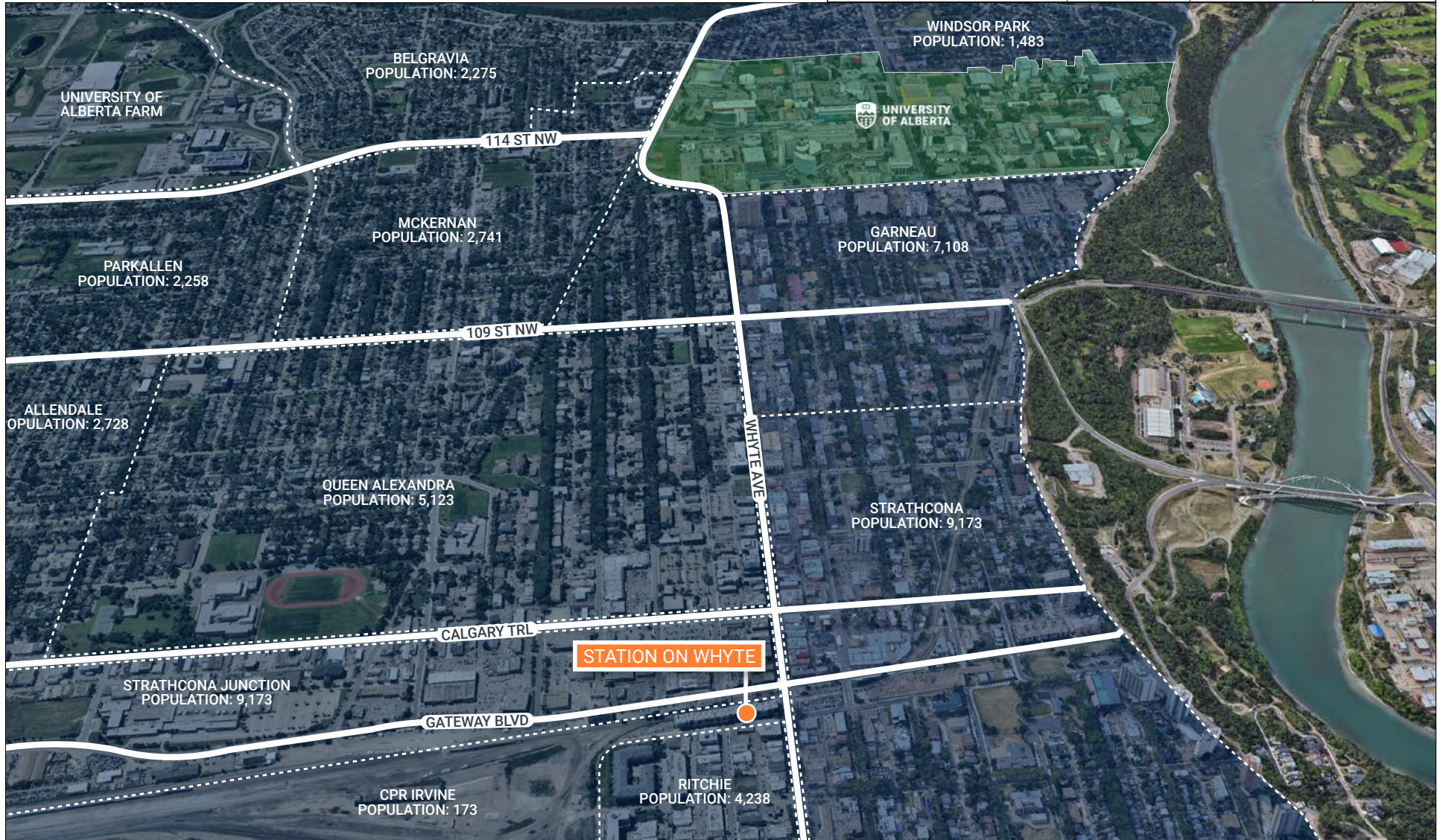
**Asking Rates:** Market



# LOCATION OVERVIEW / STATION ON WHYTE

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2026 Demographics	1KM	3KM	5KM
Population	14,981	88,681	193,682
Households	8,279	44,363	93,876
Average Household Income	\$81,981	\$110,017	\$101,057





# Marcus & Millichap

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