

**AVISON
YOUNG**

For Lease

6545 - 99 Street, Edmonton, AB

Plaza 99



**Get more
information**

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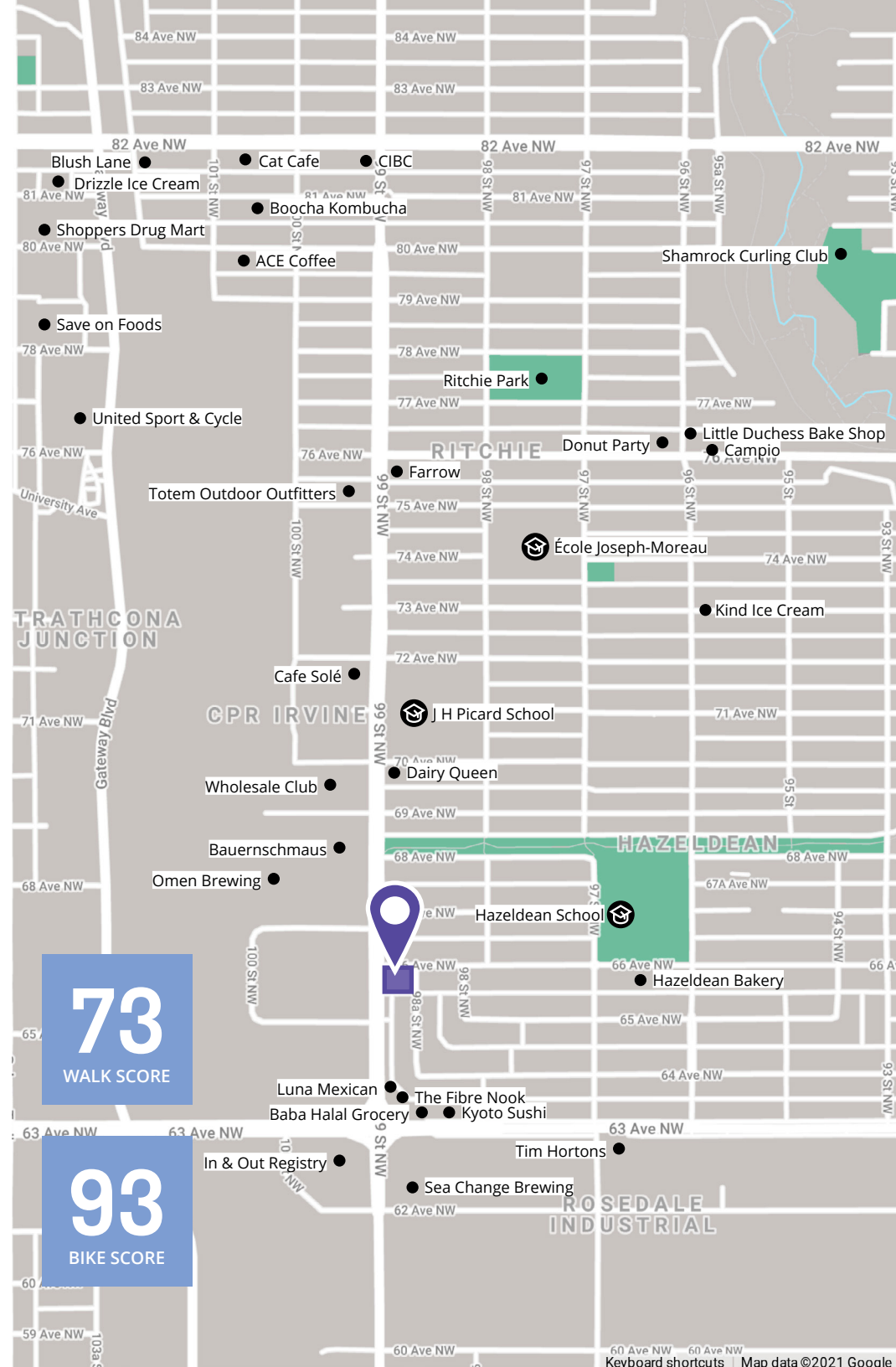
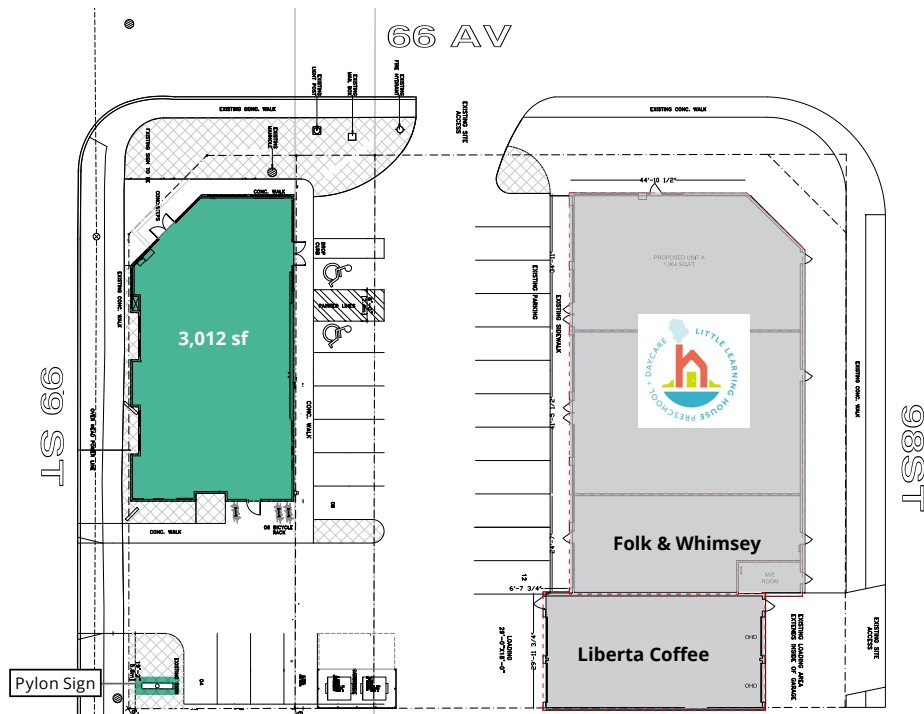
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Plaza 99



6553 - 99 Street

Lease Rate	Market
Area Available	3,012 (free-standing building)
Zoning	Neighbourhood Commercial (CN)
Parking	Ample surface parking
Operating Costs	CAM: \$3.88 psf Taxes: \$7.37 psf Total: \$11.25 psf (2026)
Available	Immediately





High-profile corner location. Ready for your business.

- Located on the doorsteps of the Hazeldean neighbourhood, fronting 99 Street
- Exterior upgrades have been completed, including new façade, new aluminum roof, concrete sidewalks and windows/doors
- Ideal uses include: medical, dental, optical or higher-profile retail
- High-exposure retail building along 99 Street now available for occupancy - contact our leasing team for additional details



Population
65,805



Population growth
9.9% (2020-2025)



Daytime population
93,638



Average household income
\$97,503

*Demographics within 3km
2025 estimate, Sitewise*

Who lives here? An in depth look

Consumer Segment: **STREET SCENES**



Located on the fringes of downtown, Street Scenes attracts younger, upper-middle-income singles and families.

Hazeldean and the Ritchie neighbourhood has seen a resurgence in the last few years. Infill houses kicked off the redevelopment and the area now it has a mix of old, new, and redeveloped commercial and residential properties. This is adding vibrancy and new energy to the area. Many local businesses have seen major success in the area because of its proximity to Whyte Avenue and Downtown. The location pulls many people from the south side but its also not too far away for those north of the river. And with it being connected to the Mill Creek Ravine, it makes for a great meeting spot for walks and bike rides, or grabbing a beer on a patio.

Who lives here?

- Mostly single family – those with 1-2 children or no children.
- Higher household income as property costs are high in the area (some renters, but mostly owners).
- Those who engage in physical activities and are conscious of their health/well being.
- Most are well educated with university degrees (about 40%).
- On the edge of the downtown core/Whyte Avenue, near entertainment district, going to bars, clubs, restaurants, art galleries, theatres, festivals, and concerts.
- Conscious of what they eat and where it comes from. Are willing to pay a bit more if it aligns with their values.
- In touch with current trends; food, fashion, business, apps, podcasts, and audio books.

What does that mean for the property?

Think about your business and how it could benefit from these demographics and the community. Understand the values of the residents and those who commute past the building. 99 Street is a major traffic route for those heading downtown from the south side. Would these align with your business? Lets talk more about it, we are ready when you are.



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