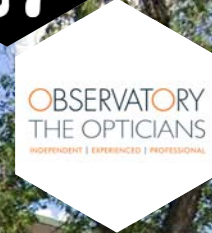


**FOR LEASE**

# THE VARSCONA HOTEL - RETAIL

10632 WHYTE AVENUE NW,  
EDMONTON, AB

**JOIN**



**HIGH VISIBILITY OPPORTUNITY**

**1,335 - 7,099 SF AVAILABLE IMMEDIATELY**

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

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# PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along Whyte Avenue.
- Come join existing tenants O'Byrne's, Ampersand 27, Cocktail Culture, Stylus, Dress Code, Fresh Slice Pizza, and The Observatory Opticians.
- Whyte Avenue sees over 28,000 vehicles per day!
- Over 16,000 residents within a 1km radius.
- Area retailers include Subway, Paris Baguette, Circe K and many others!
- High exposure signage opportunities available.
- (MU) Mixed Use Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent.
- Additional Rent: \$14.76 /SF (2026).
- Ample street and on-site parking available.



## AREA DEMOGRAPHICS

POPULATION	POPULATION		
	1km	3km	5km
	16,329	83,728	193,715

HOUSEHOLDS	HOUSEHOLDS		
	1km	3km	5km
	2,896	17,299	41,710

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$88,993	\$114,995	\$116,549

# PROPERTY DESCRIPTION

## LEGAL DESCRIPTION

Lot 1 - 12, Block 65, Plan I

## ZONING

Mixed Use (MU h20 f3.5 cf)

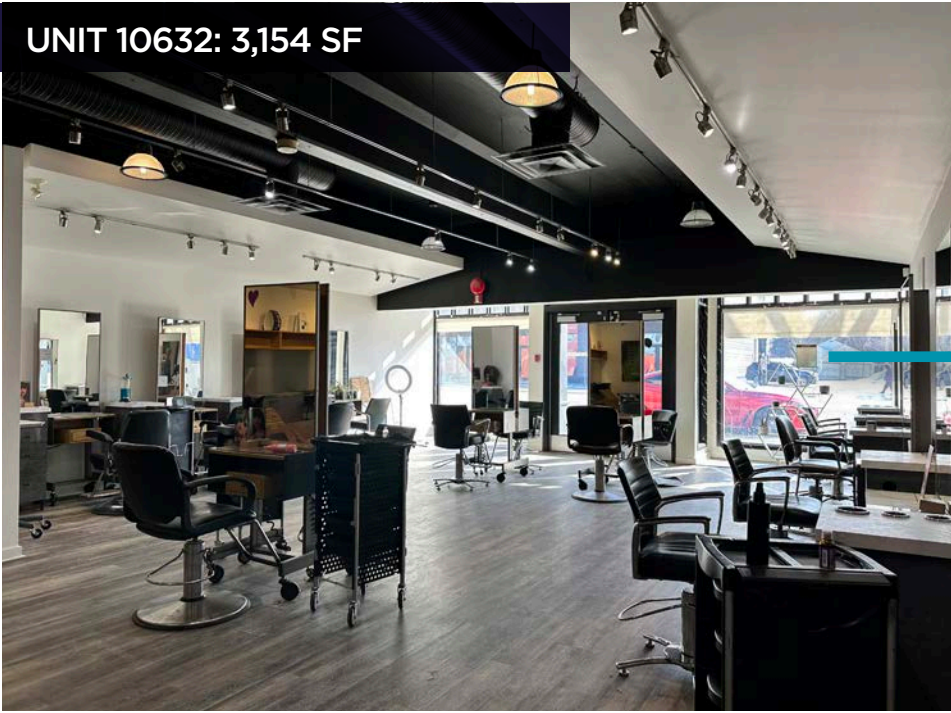
## NEIGHBOURHOOD

Strathcona

## BUILT

1960

UNIT 10632: 3,154 SF



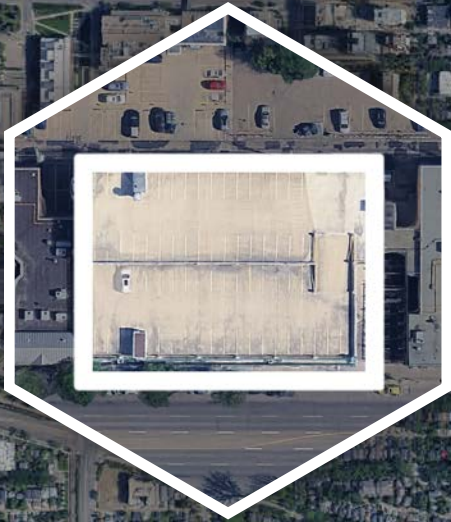
INTERIOR PHOTOS



UNIT 10636: 2,610 SF



# AERIAL



WHYTE AVENUE (28,488 VPD 2023)

109 STREET (35,475 VPD 2023)

CALGARY TRAIL (18,099 VPD 2024)

GATEWAY BOULEVARD (20,350 VPD 2024)



### VEHICLES PER DAY

35,475 on 109 Street in 2023



### VEHICLES PER DAY

18,099 on Calgary Trail (104 Street) in 2024



### VEHICLES PER DAY

20,350 on Gateway Boulevard in 2024



**CUSHMAN & WAKEFIELD**  
Edmonton

**SITE PLAN**

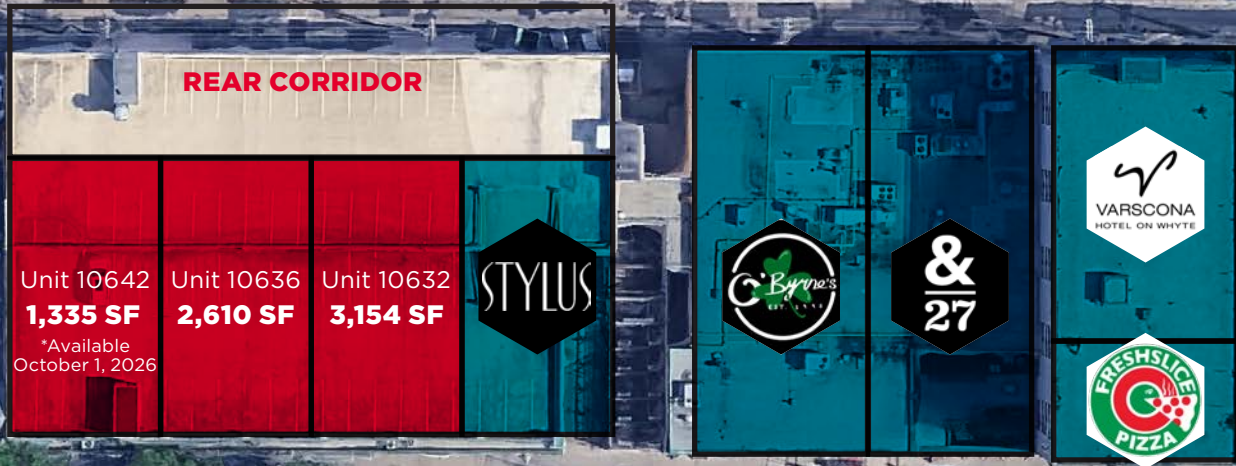
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106 STREET



**WHYTE AVENUE (28,488 VPD 2024)**

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