

# FOR LEASE

## THE SWITCH AT STATION LANDS

101 STREET & 105 AVENUE, EDMONTON, AB

23,550 SF RETAIL SPACE



**Marcus & Millichap**

**QUALICO**  
PROPERTIES

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# OPPORTUNITY

For retailers seeking to thrive in a dynamic environment, The Switch presents a remarkable opportunity of residents and workers in Station Lands, the most integrated master-planned community in downtown Edmonton.

The Switch offers you the chance to tap into a huge market of 900 residents living in two modern rental towers, and you'll be connected by pedway to EPCOR Tower, where 2,000 office workers are looking for places to shop, eat, and relax.

Your venture will benefit from a walkable public plaza, a unique pedestrian corridor connecting The Switch and EPCOR Tower, and a future underground link to Edmonton's downtown pedway network. Plus, you'll find family-friendly offerings and proximity to downtown's most popular attractions, drawing more customers to your door.

The Switch is the ultimate destination for retailers who want to grow their business and be part of something bigger!



Central public plaza connecting the district and giving pedestrians a unique outdoor experience.



Walkable from the ICE District, Financial District, and the Arts Quarters.



Easily accessible with close proximity to LRT stations, bus stops, and available on-site parking.



Multiple daytime and nightlife activities in the area including sporting events, concerts, galas, festivals, and more.



Continuous business growth with new office and retail tenants moving into the area.



Increased employee movement back to office, providing steady weekday traffic.



# SALIENT DETAILS

**Unit Sizes:** Various unit sizes available  
825 SF - 8,055 SF

**Availability:** Q3 2024

**Zoning:** CB2

**Neighbourhood:** Downtown

**Asking Rent:** Negotiable

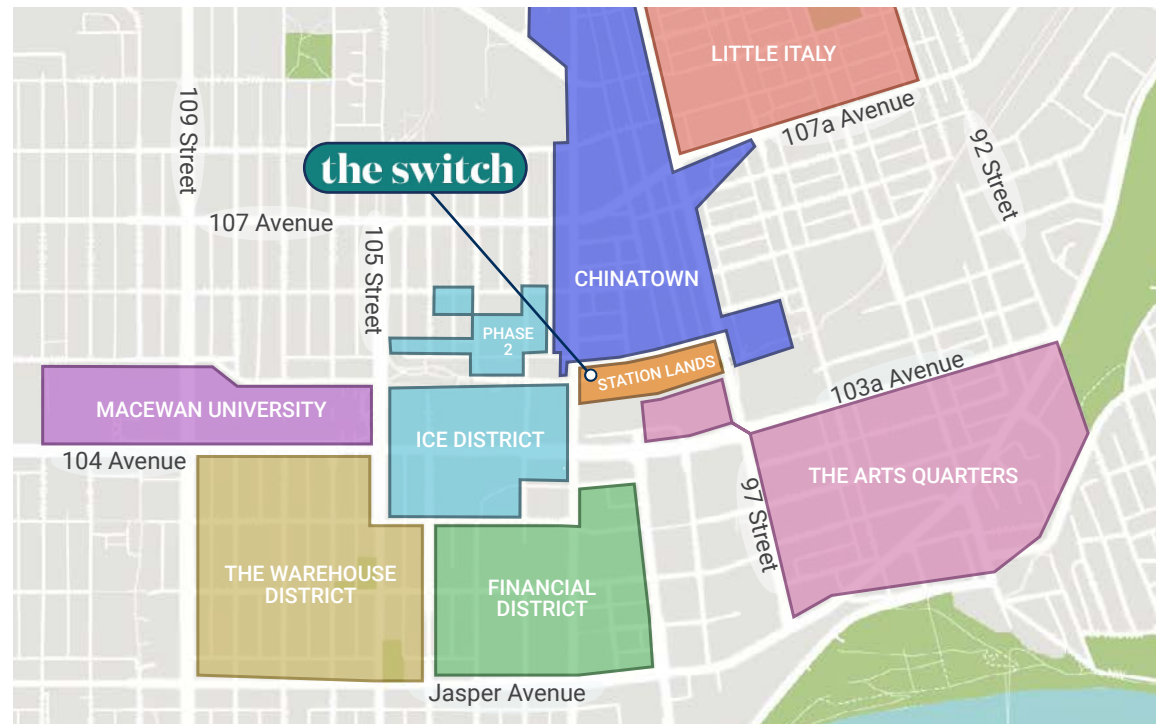
**Additional Rent:** TBD

**Parking:** 1/1,000 SF

**Traffic Counts:** 21,500 vehicles per day on 101 St



# DISTRICT OVERVIEW



# DEMOGRAPHICS



21,500

Vehicles per day



EXPOSURE

Near busy roads 101 Street & 104 Avenue



13,775

2022 estimated population within 1 km



+19.8%

Projected population growth (2022-2027)



\$70,415

2022 estimated income

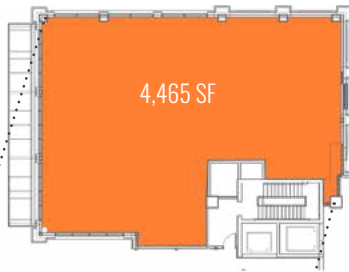


5,000

Residents and workers at Station Lands full build out

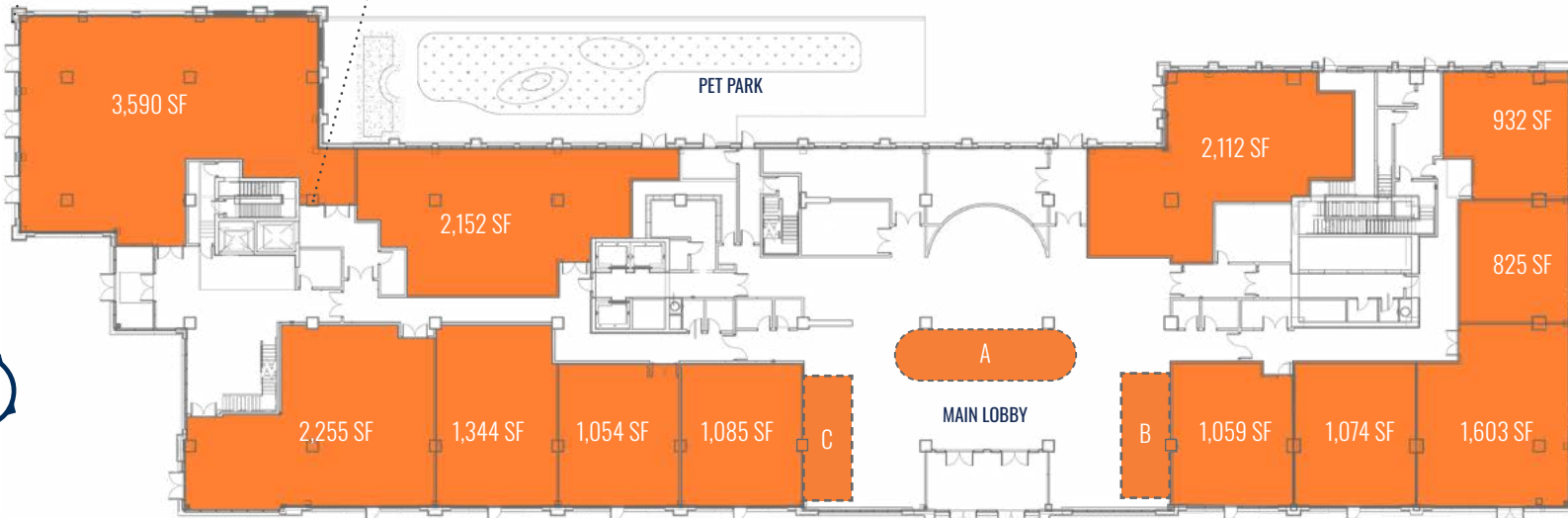
# SITE PLAN

THIRD FLOOR



4,465 SF

MAIN FLOOR



**The Ultimate Goal:** create a vibrant hub where commerce converges with community

A Proposed coffee shop or food kiosk space

B & C Opportunity for extending units into the Main Lobby area



# LOCATION OVERVIEW



# Marcus & Millichap

[MarcusMillichap.com](https://www.MarcusMillichap.com)

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