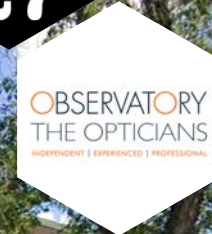


FOR LEASE

THE VARSCONA HOTEL - RETAIL

10632 WHYTE AVENUE NW,
EDMONTON, AB

JOIN



HIGH VISIBILITY OPPORTUNITY

2,610 - 5,764 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.



PROPERTY PHOTO



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)

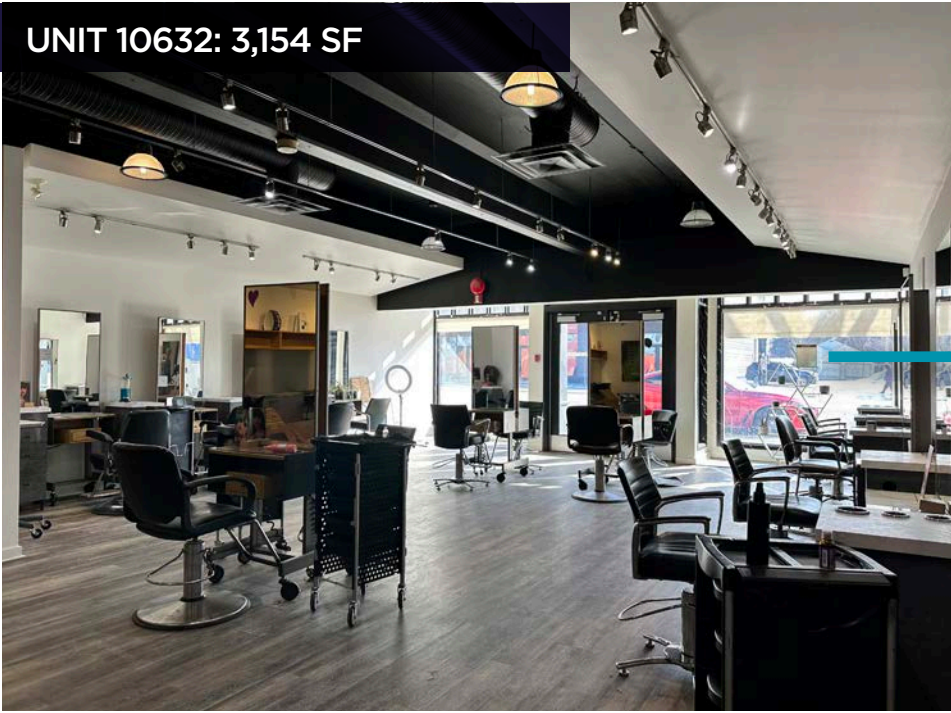
NEIGHBOURHOOD

Strathcona

BUILT

1960

UNIT 10632: 3,154 SF



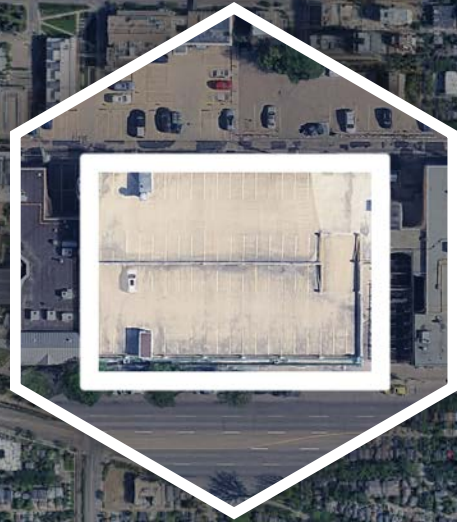
INTERIOR PHOTOS



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

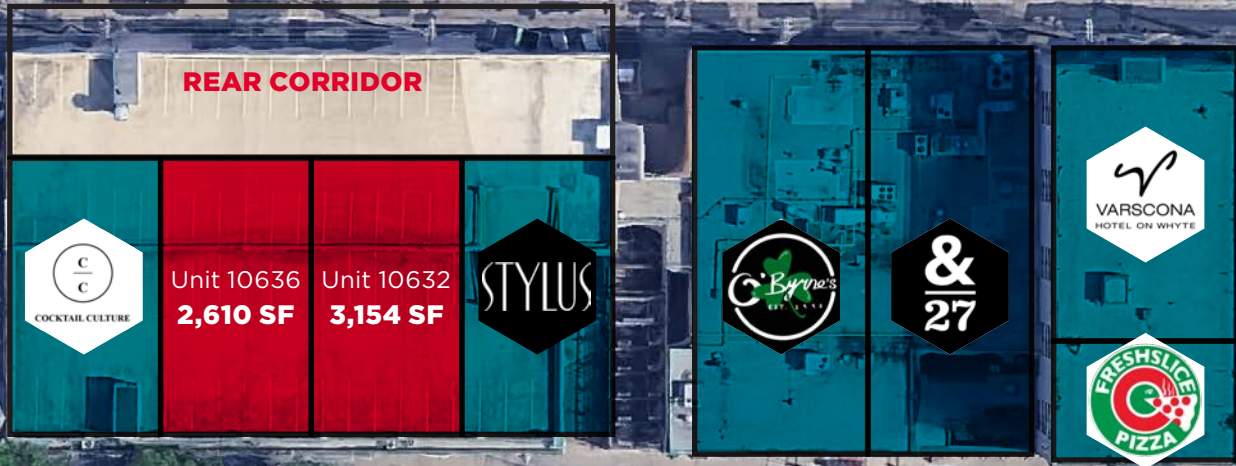
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106 STREET



WHYTE AVENUE (28,488 VPD 2024)

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