



FOR LEASE

PLAZA 160

1,618 SF of Main Floor Retail Space
925 SF Second Floor Office Available

AVAILABLE IMMEDIATELY

8119 160 Avenue
Edmonton, AB

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PROPERTY HIGHLIGHTS

- Join Papa Johns Pizza, CK Dental, Gray Insurance, Rapha Medical Clinic, Sylvan Learning and many others!
- This 2nd floor corner office is located on the west corner of the building and features a front reception area and two examination rooms.
- Strategically located on the South West Corner of 82 Street and 160 Avenue.
- 82 Street sees over 25,506 Vehicles per day.
- Average household income within a 1km radius is \$151,657.
- DC2 - zoning allows for a wide variety of uses.
- High exposure signage opportunities available.
- Pylon signage available.
- Possession Available Immediately
- Lease Rate Market
- Additional Rent: \$18.00 /SF (2026)



PROPERTY DETAILS

Legal Description:	Plan 8422616 Block 51 Lot 103
Neighbourhood:	Mayliewan
Built:	2008
Leaseable Space:	925 & 1,618 SF



AERIAL



DEMOGRAPHICS



POPULATION

1km	3km	5km
12,617	105,948	215,746



AVERAGE INCOME

1km	3km	5km
\$151,820	\$130,966	\$123,211



HOUSEHOLDS

1km	3km	5km
3,984	33,463	73,627

82 STREET (28,677 VPD)

160 AVENUE



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