

FOR LEASE 1,503 SF

WEST WARWICK SHOPPING CENTRE

15159 121 STREET NW, EDMONTON, AB



1,503 SF RETAIL UNIT AVAILABLE IMMEDIATELY!

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 **CUSHMAN &
WAKEFIELD**
Edmonton

PROPERTY DETAILS

BUILDING SIZE

1,503 SF

LEGAL DESCRIPTION

Lot 13, Block 12, Plan 4886TR

ZONING

CN - Neighborhood
Commercial

BASE RENT

Market

ADDITIONAL RENT

\$15.70 (2026)

PARKING

Ample Surface
Parking

PYLON SIGNAGE

Available

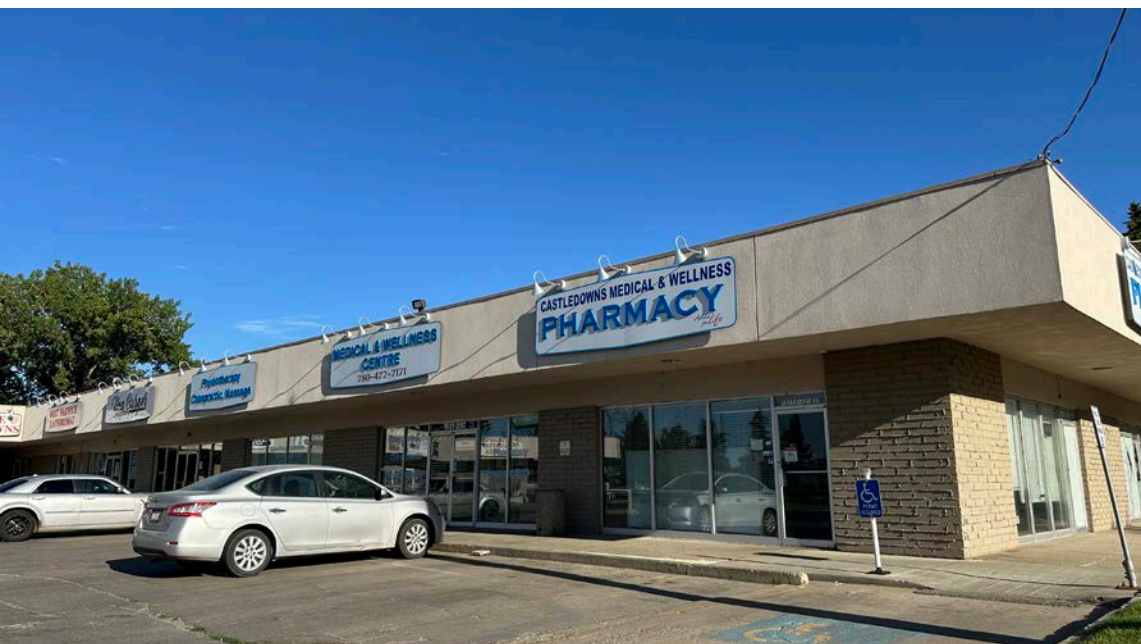
AVAILABLE

Immediately

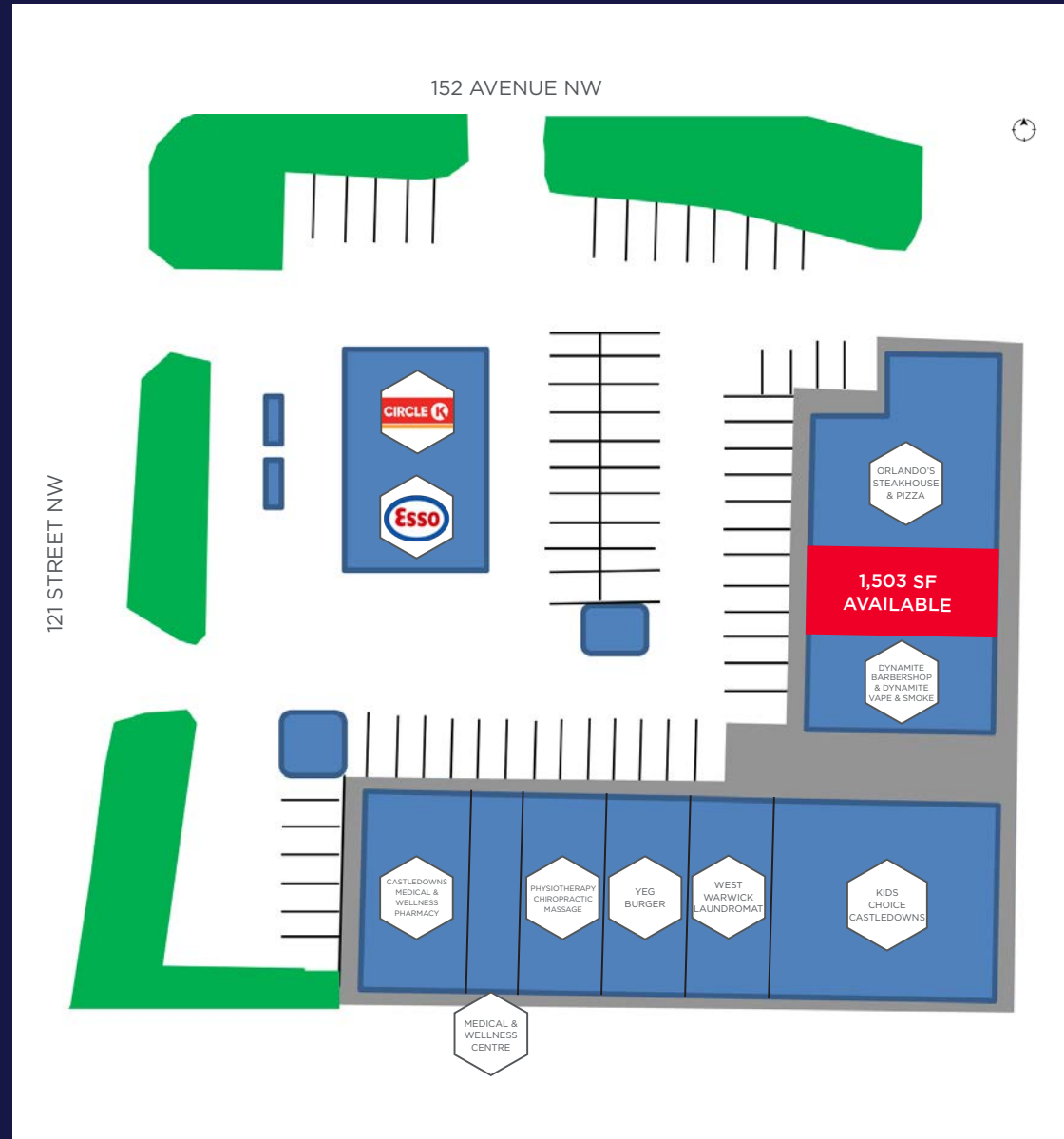


PROPERTY HIGHLIGHTS

- Join Esso/Circle K, YEG Burger, Kids Choice Daycare, Orlando's Steakhouse & Pizza and many more!
- Over 4,140 households within a 1 Km radius
- Strategically located with nearby access to 153rd Avenue
- Average number of vehicles along 121st Avenue is over 4,400
- High exposure signage opportunities available
- CN - Neighborhood Commercial Zoning allows for a wide variety of uses
- Located in close proximity to Katherine Therrien & Caernarvon School



SITE PLAN



DEMOGRAPHICS



POPULATION

1km	3km	5km
9,837	89,700	169,998



HOUSEHOLDS

1km	3km	5km
3,674	31,439	59,345



AVERAGE INCOME

1km	3km	5km
\$87,185	\$100,302	\$99,444



VEHICLES PER DAY

4,200 on 121 Street
22,200 on 153 Avenue



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