

FOR LEASE

SOUTH EDMONTON COMMON

1641 102 STREET NW, EDMONTON, AB

1,300 SF

102 STREET - 13,400 VPD



Marcus & Millichap



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
OPPORTUNITY

South Edmonton Common is a retail power centre spread over 320 acres containing more than 2.4 million square feet of dining, shopping and entertainment space, making it one of the largest open-air retail developments in North America. With outstanding exposure to 23rd Avenue, Gateway Boulevard, and the Anthony Henday Drive, the centre draws over 68,000 consumers daily which provides an exceptional opportunity ideal for restaurants, retail, personal services, and medical tenants.

 1,300 SF Available for Lease

 Strategically located just south of the 102 Street & 19 Avenue intersection, this area receives a high volume of traffic coming in to and out of South Edmonton Common.

 Positioned next to the retail giant IKEA and across from the Petro-Canada gas station

 The shopping centre is a major regional draw for Edmonton and the surrounding cities, featuring anchor tenants such as Superstore, Canadian Tire, IKEA, Walmart, Lowe's, Home Depot, MEC, and more

SALIENT DETAILS

Municipal Address:	1641 102 Street NW, Edmonton, AB		
Legal Description:	Lot 4, Block 18, Plan 0523297		
Zoning:	DC2 - Site Specific Development Control Provision		
Unit Sizes:	1,300 SF		
Asking Rent:	Market		
Additional Rent:	Operating Costs:	\$8.14/SF	(2025 est.)
	Property Tax:	\$10.69/SF	(2025 est.)
	Total:	\$18.83/SF	(2025 est.)



DEMOGRAPHICS



13,400

Vehicles per day
on 102 Street



Exposure

Along 109 Street
& 19 Avenue



Freeway Access

5 minutes to Anthony
Henday Drive



\$125,791

Average household
income within
3 KM



167,952

Estimated population
within 3 KM



+9.6%

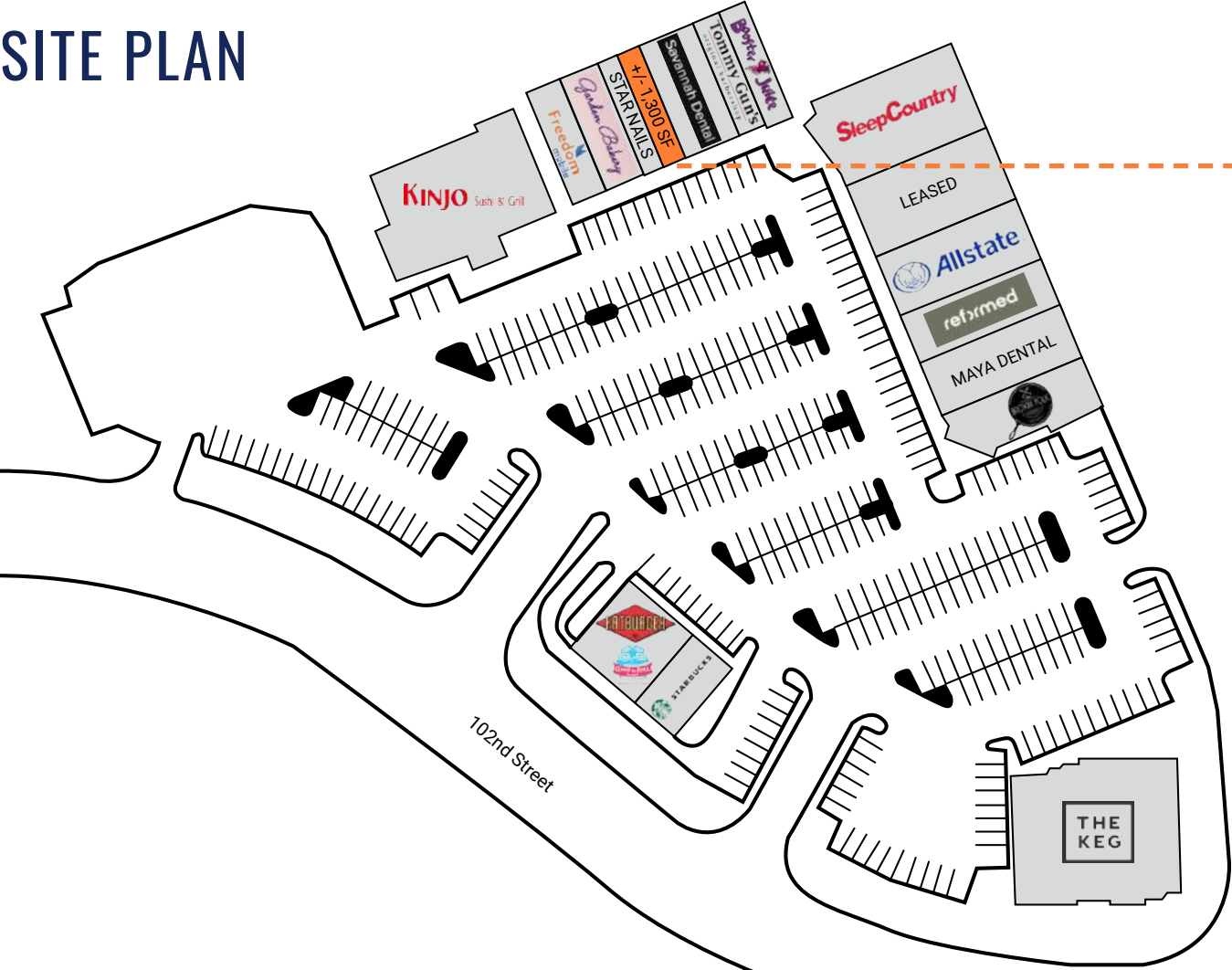
Estimated population
increase 2023-2028



Main Floor

High exposure retail

SITE PLAN



FLOOR PLANS



DISTRICT OVERVIEW



LOCATION OVERVIEW



*More businesses in area not featured on map.

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