

FOR LEASE



MANCHESTER SQUARE

12016 - 107 Avenue NW, **Edmonton, Alberta**

Karina Lopez
Senior Associate
780 994 3820
karina.lopez@cwedm.com

Devan Ramage
Associate
780 420 1177
devan.ramage@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2026

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

PROPERTY HIGHLIGHTS

- One of a kind retail development strategically located in the heart of the Queen Mary Park Neighborhood.
- Come join a wide variety of unique operators including: Rhubarb Café & Cocktails, Arcadia Brewing Co, Western Sandwich Company, The Tin Box, Carbon Environmental, Always Occasions and Douglas Mattress Store.
- Strategically located along 107th Avenue which sees over 22,681 vehicles per day.
- Multiple access points from 107th Avenue and 120 Street.
- Ample on site parking.
- High exposure pylon signage opportunity available.
- (DC2) Site Specific Development Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$13.77 /SF (Est. 2026)

PROPERTY PHOTO



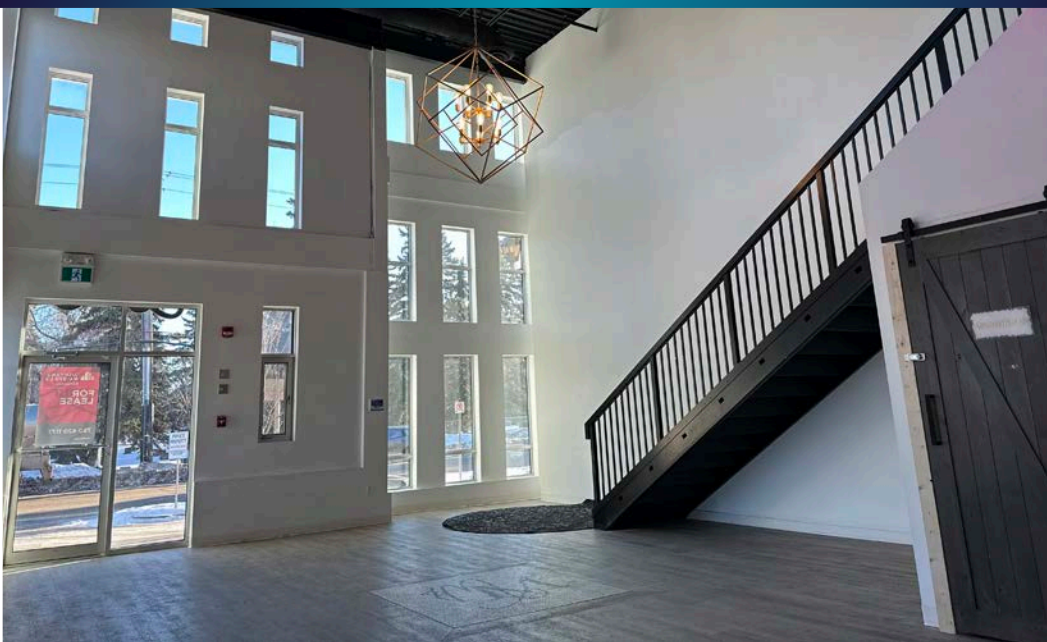
PROPERTY DETAILS

PROPERTY PHOTO



Municipal Address:	12016 - 107 Avenue NW
Legal Description:	Lot 1, Block 20, Plan 9223242
Zoning:	(DC2) Site Specific Development Zoning
Neighbourhood:	Queen Mary Park
Built:	2020

UNIT 13: 1,787 SF (MAIN FLOOR ONLY)



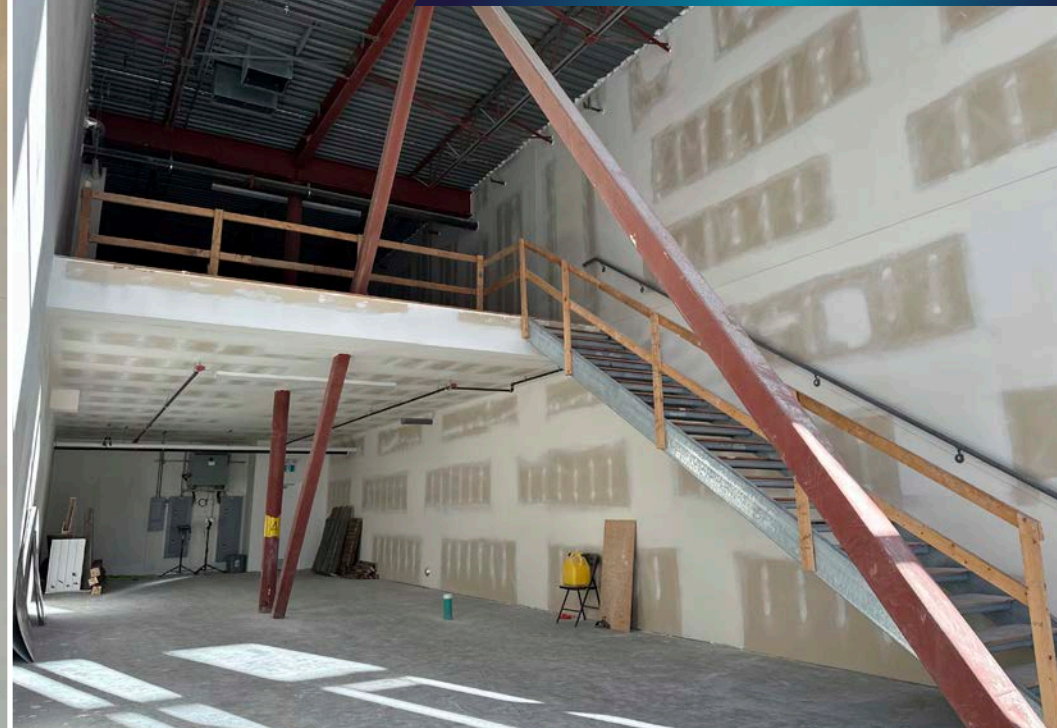
UNIT 11: 2,988 SF



UNIT 14: 2,941 SF



UNIT 5: 3,018 SF



UNIT 9: 2,955 SF

LEASED!



FULLY FIXTURED RESTAURANT!



UNIT 10: 2,998 SF

LEASED!



UNIT 7: 3,056 SF

LEASED!



UNIT 8: 2,924 SF

LEASED!



UNITS 18 & 19: MAIN & SECOND FLOOR - 2,453 SF

LEASED!



LEASED!



DEMOGRAPHICS



POPULATION

1km	3km	5km
14,064	88,141	208,310



AVERAGE INCOME

1km	3km	5km
\$94,276	\$102,779	\$106,746



HOUSEHOLDS

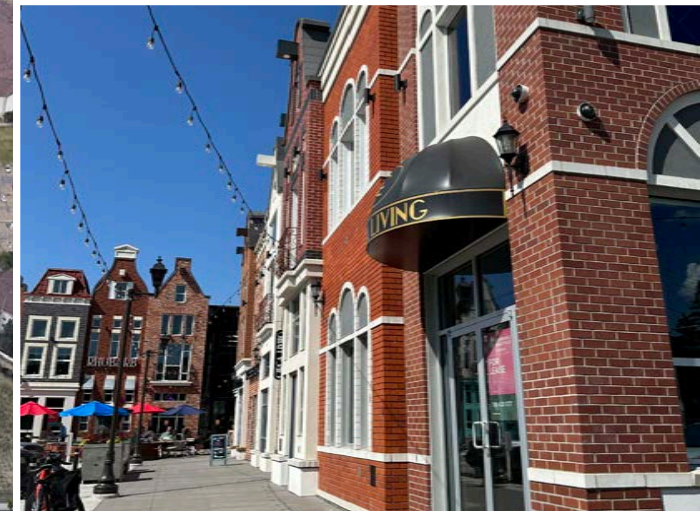
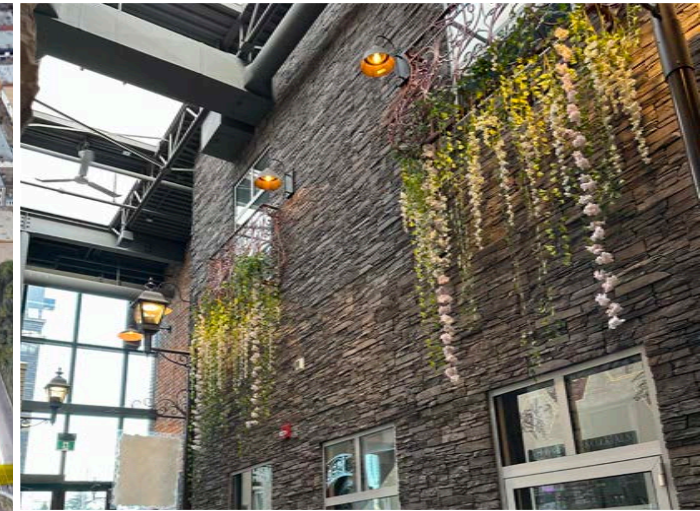
1km	3km	5km
7,829	46,123	99,979



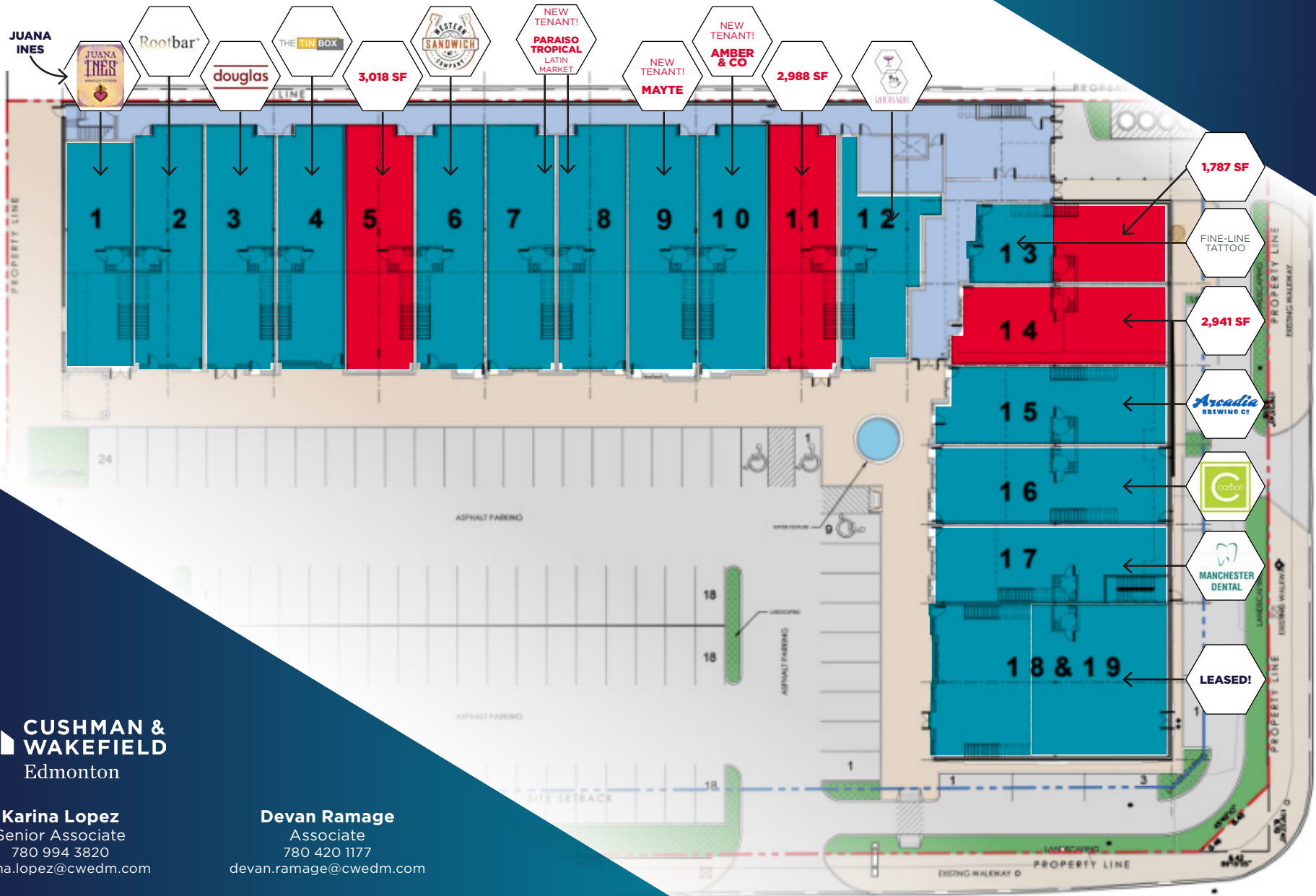
VEHICLES PER DAY

107 Ave VPD (2023): 22,681
 124 Street VPD (2023): 17,093
 117 Street VPD (2023): 11,718

AERIAL VIEW



SITE PLAN



CUSHMAN & WAKEFIELD
Edmonton

Karina Lopez
Senior Associate
780 994 3820
karina.lopez@cwedm.com

Devan Ramage
Associate
780 420 1177
devan.ramage@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 2026

← **107 AVE** **22,681 VPD** →