



**QUALICO**  
PROPERTIES

**Retail For Lease**  
175-178 Street & 100 Avenue  
Edmonton



## West Point Centre North No Frills Now Open!

35 acre power centre situated in the heart of  
West Edmonton's busiest retail corridor.

### Opportunities include:

CRU Building: 1,272 SF  
Inline: 8,418 SF

### Get more information

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New CRU Building



# A retailer’s dream

**West Point Centre** is a premier shopping centre located in the heart of one of Edmonton’s busiest retail nodes. Tenants have long benefited from a wide ranging trade area driven by accessibility and visibility to arterials such as Stony Plain Road (27,100 VPD), 100 Avenue (23,200 VPD), and 178 Street (27,500 VPD).

Unique opportunities have become available at this West Edmonton power centre ranging from **new build CRU’s to existing inline space**. Retailers are primed for success at West Point with numerous anchors drawing consumers to the site on a daily basis.

Available



**West Point  
Centre North**  
1,272 & 8,418 SF  
available







# Optimal location

Connectivity to Stony Plain Road, 100 Avenue, and 178 Street provides retailers at West Point Centre accessibility to consumers across West Edmonton, ensuring this node remains highly trafficked at all hours of the day.

**West Point Centre** provides a unique opportunity to take immediate possession of retail space anchored by national tenancies such as Seafood City, BestBuy, BMO, amongst others.

Neighboring tenants include Superstore, Home Depot, Chapters, Toys “R” Us, Staples and many more.

**\$120,019**  
Average Household Income (within 5 km 2022)

**150,443**  
Daytime Area Population (within 5 km 2022)

**133,170**  
Trading Area Population (within 5 km 2022)

**22,800 VPD**  
Annual Average Daily Traffic Count Along 100 Avenue

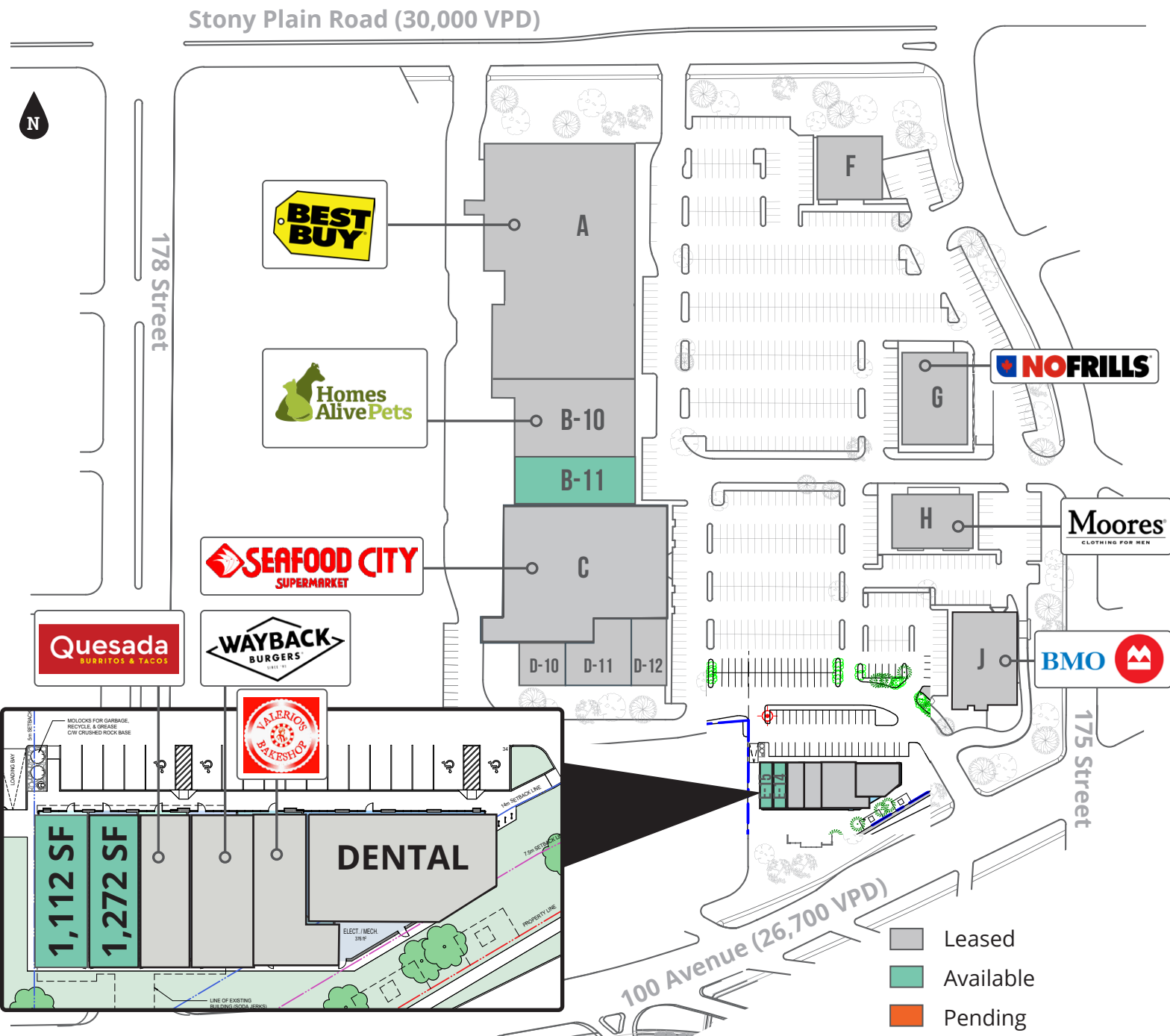
**27,100 VPD**  
Annual Average Daily Traffic Count Along Stony Plain Road

**27,500 VPD**  
Annual Average Daily Traffic Count Along 178 Street

**Major transit route along Stony Plain Road**







|      |                                       |           |      |                    |          |
|------|---------------------------------------|-----------|------|--------------------|----------|
| A    | Best Buy                              | 54,377 SF | E-10 | Dentist            | 3,020 SF |
| B-10 | Homes Alive                           | 14,997 SF | E-11 | Valerio's Bakeshop | 1,858 SF |
| B-11 | AVAILABLE                             | 8,418 SF  | E-12 | Wayback Burger     | 1,494 SF |
| C    | Seafood City                          | 32,882 SF | E-13 | Quesada            | 1,277 SF |
| D-10 | Jasper Place Orthodontics             | 3,003 SF  | E-14 | AVAILABLE          | 1,272 SF |
| D-11 | Golftec                               | 4,975 SF  | E-15 | AVAILABLE          | 1,112 SF |
| D-12 | The Source Snowboarding & Skateboards | 7,569 SF  | F    | Amadeus Music      | 6,073 SF |
|      |                                       |           | G    | No Frills          | 9,995 SF |
|      |                                       |           | H    | Moores             | 6,565 SF |
|      |                                       |           | J    | BMO                | 8,488 SF |

# West Point Centre North

## Available

|         |          |           |
|---------|----------|-----------|
| B-11    | 8,418 SF | INLINE    |
| TIMING: |          | IMMEDIATE |
| E-14    | 1,272 SF | CRU       |
| TIMING: |          | IMMEDIATE |
| E-15    | 1,112 SF | CRU       |
| TIMING: |          | IMMEDIATE |

## Additional Rent:

\$9.37/SF (Prop Tax: \$5.32, CAM: \$4.05\*)  
\*Plus admin fee

## Join:















# West Point Centre North

175-178 Street & 100 Avenue, Edmonton

**AVISON  
YOUNG**

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