

| COLLEGE PLAZA RETAIL |

8215 112 STREET NW | EDMONTON | AB

# RETAIL FOR LEASE



## GROCERY ANCHORED MIXED-USE RETAIL

- High profile mixed-use retail units available in College Plaza
- Office and residential towers above podium retail
- Adjacent to University Hospital and walking distance from UofA Main Campus
- Strong pedestrian and vehicle traffic, site surrounded by high density residential

ALEX FU  
Associate  
780.540.5328  
alex.fu@omada-cre.com

CAM PICKETTS  
Partner | Broker  
780.437.7654  
cam.picketts@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

Omada  
COMMERCIAL





# PROPERTY FEATURES

8215 112 STREET NW | EDMONTON | AB

Vacancy	1,372 SF (fixtured restaurant) 1,293 SF – PENDING
Municipal	8215 112 Street NW, Edmonton AB T6G 2C8
Legal	Lots 1A, 2A, 3A, Block 158, Plan 5384RS
Access	82 Avenue, 112 Street, 111 Street, 83 Avenue
Zoning	DC2
Basic Rent	Negotiable
Op Costs	\$18.21 PSF (2024 est.)
Parking	Street parking, parkade
Signage	Fascia



ENCLOSED PARKADE  
AVAILABLE

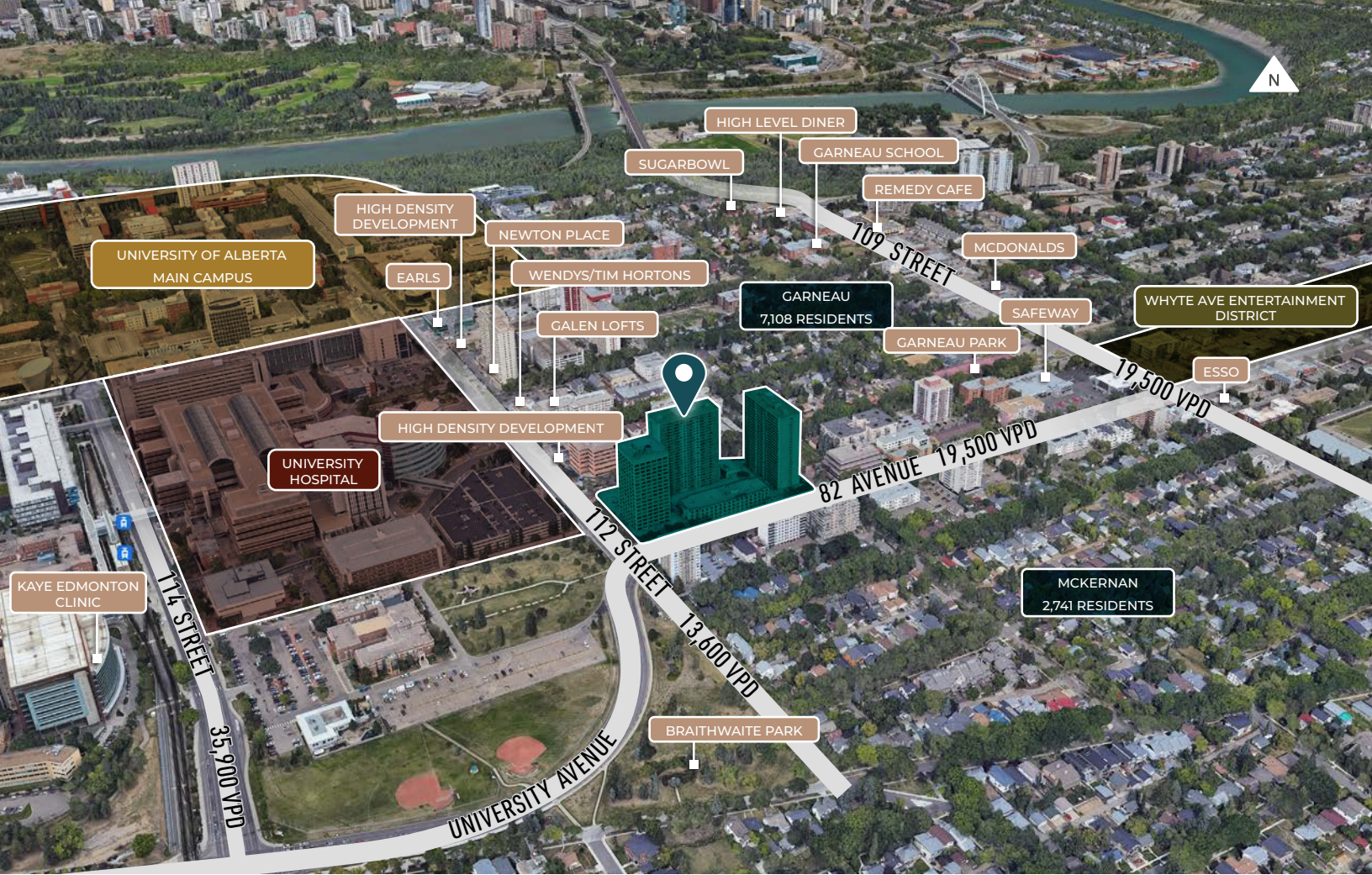


752 RESIDENTIAL UNITS



201,000 SF OF  
OFFICE SPACE ABOVE





# OPPORTUNITY

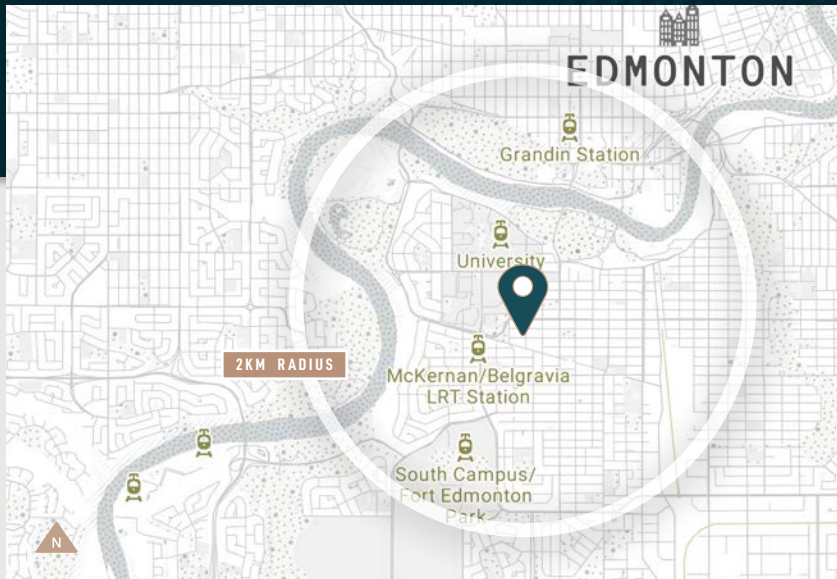
**College Plaza is a high profile mixed-use development located in the neighborhood of Garneau.** The Property features an office tower with over 200,000 square feet of office space (75% leased), a residential tower with 752 apartment units (96% leased) and podium level retail that includes anchor tenants such as H-Mart, Starbucks and CIBC. The available retail bays are fully fixtured and would be perfect for a wide variety of uses. College Plaza also features a covered parkade available for both staff and customers.

The Property is surrounded by the mature and desirable neighborhoods of Garneau, McKernan and Belgravia. College Plaza is adjacent to the Walter C. Mackenzie Health Sciences Centre which contains the University Hospital and Stollery Children's Hospital, making it one of the largest in Western Canada. The University of Alberta Main Campus is located just a few blocks away, attended by over 35,000 students annually along with professors, researchers and support staff. Located on 82 Avenue just a few blocks from Whyte Ave proper, the Property sees 19,600 and 13,600 vehicles per day on 82 Avenue and 112 Street respectively.



# IDEALLY SITUATED

8215 112 STREET NW | EDMONTON | AB



+ 19,600 VPD ON 82 AVENUE

## [ POPULATION ]

32,286 residents

22,480 daytime population

10.2% growth (2016-2021)

12.6% projected growth (2021-2026)

## [ AGE ]

0-19 yrs = 12.3%

20-39 yrs = 53.3%

40-59 yrs = 17.3%

60+ yrs = 17.1%

## [ INCOME ]

Average household income of \$104,842

21.5% of households earn \$60,000 to \$100,000

33.3% of households earn more than \$100,000

## [ TRAFFIC ]

19,600 VPD on 82 Avenue

13,600 VPD on 112 Street

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