

AVISON  
YOUNG

# Kona Corner

8616 - 175 Street NW  
Edmonton, AB



Ready for occupancy!

FOR LEASE

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Prime location for  
retail & medical users,  
directly across from  
**West Edmonton Mall**

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HIGHLIGHTS

- Only one endcap unit at 2,245 sf remaining
- Located south of 87 Avenue directly across from West Edmonton Mall
- Seconds away from WEM transit centre and the soon-to-be Valley West LRT line
- Large windows on all sides of building letting in ample natural light
- High ceilings and north/south glazing in each bay

OFFERING SUMMARY

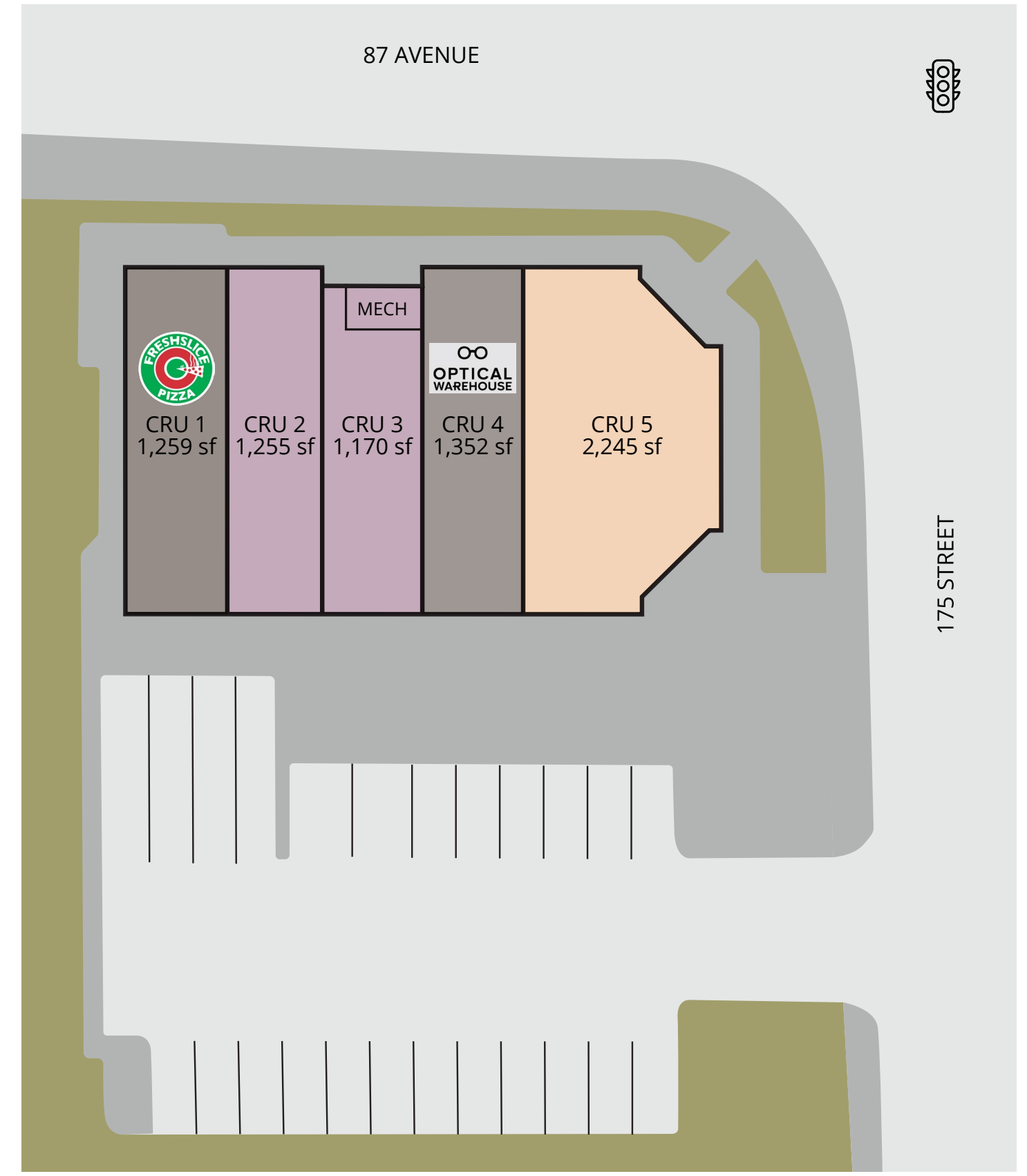
Address:	8616 - 175 Street NW
Availabilities:	2,245 sf endcap unit
Lease rate:	Market
Op. costs:	\$17.00 psf (2026 est.)
Timing:	Immediate

AVAILABILITIES

<b>CRU 1</b>	1,259 sf	Freshslice Pizza
<b>CRU 2</b>	1,255 sf	Pending
<b>CRU 3</b>	1,170 sf	Pending
<b>CRU 4</b>	1,352 sf	Optical Warehouse
<b>CRU 5</b>	2,245 sf	Available



SITE PLAN



AVAILABLE
  PENDING
  LEASED

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## LOCATION OVERVIEW

Kona Corner is located in the neighbourhood of Thorncliff, situated between West Edmonton Mall to the north and Whitemud Drive to the south. With quick access to 170 Street, Whitemud Drive, and Anthony Henday Drive Kona Corner is connect to all corners of the city.


West Edmonton is a diverse and dynamic part of the city known for its mix of residential neighborhoods, commercial areas, and recreational attractions. This quadrant is a well-rounded area with a mix of urban and suburban characteristics. It's a great place for families, professionals, and retirees, offering a combination of entertainment, amenities, and accessibility. The area continues to grow, with new residential and commercial developments expanding westward.

## DEMOGRAPHICS (3km, 2025)

 **76,168**  
Population

 **\$118,483**  
Average household income

 **40.6**  
Median age

 **76,815**  
Total daytime population



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For more  
information

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