

**Colliers**

Accelerating success.

For Lease

12,672 SF retail at  
Mayfield on 170<sup>th</sup>

10485 170 Street NW, Edmonton, Alberta

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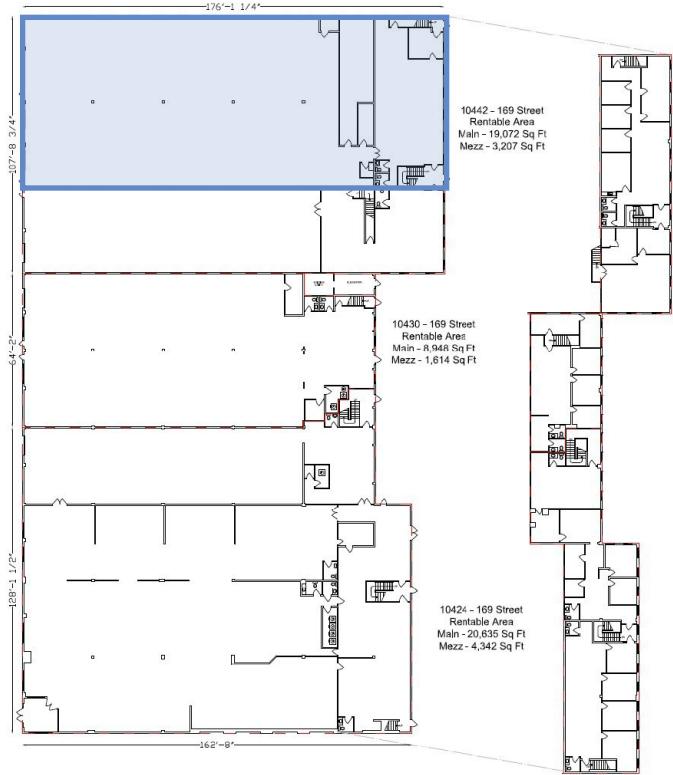


## PROPERTY OVERVIEW

Located in one of West Edmonton's most established retail corridors, Mayfield on 170<sup>th</sup> offers unmatched visibility and accessibility. Positioned at the high-traffic intersection of 170<sup>th</sup> Street and Stony Plain Road, this bustling location benefits from strong vehicle flow and close proximity to thriving residential communities and major employment hubs.

### High-Visibility Location. High-Value Opportunity.

This site is zoned for Business Employment and is perfectly suited for service-based retail, health & wellness, and medical uses. This versatile bay features large-format bays, dock loading, and exceptional access along 170 Street. The site offers the functionality and exposure today's operators demand. Ideal for boutique gyms, specialty medical clinics, pet services, or discount retail concepts, this space provides the flexibility to create a high-performing location in a thriving trade area.



Civic Address	10485 170 Street NW
Location	Edmonton, AB
Site Area	12,672 SF
Parking	Scramble
Zoning	BE - Business Employment
Current Tenants	Westcoast Kids & Fitness Depot
Lease Rate	\$15.00 PSF
Operating Costs	\$7.66 PSF + 15% admin fee

## AMENITY MAP & DRIVE TIMES

Current population	40,835
Daytime population	96,830
Average household income	\$90,617
Median Age	42.5
Labor employment rate	90.3%



Stony Plain Road

*5 mins*

West Edmonton Mall

*7 mins*

Anthony Henday Drive

*10 mins*

Downtown Edmonton

*16 mins*

1 Mayfield Common Shopping Centre

2 Shell Gas Station

3 Tim Hortons

4 Olive Garden

5 Red Lobster

6 Real Canadian Superstore

7 Depot 170 Shopping Centre

8 Walmart Supercentre

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