

| COLLEGE PLAZA RETAIL |

11116 WHYTE AVENUE NW | EDMONTON | AB

RETAIL FOR LEASE



GROCERY ANCHORED MIXED-USE RETAIL

- 1,354 square foot fixtured retail bay available
- High profile retail bays with office and residential above
- Adjacent to University Hospital and walking distance from UofA Main Campus
- Strong pedestrian and vehicle traffic, site surrounded by high density residential

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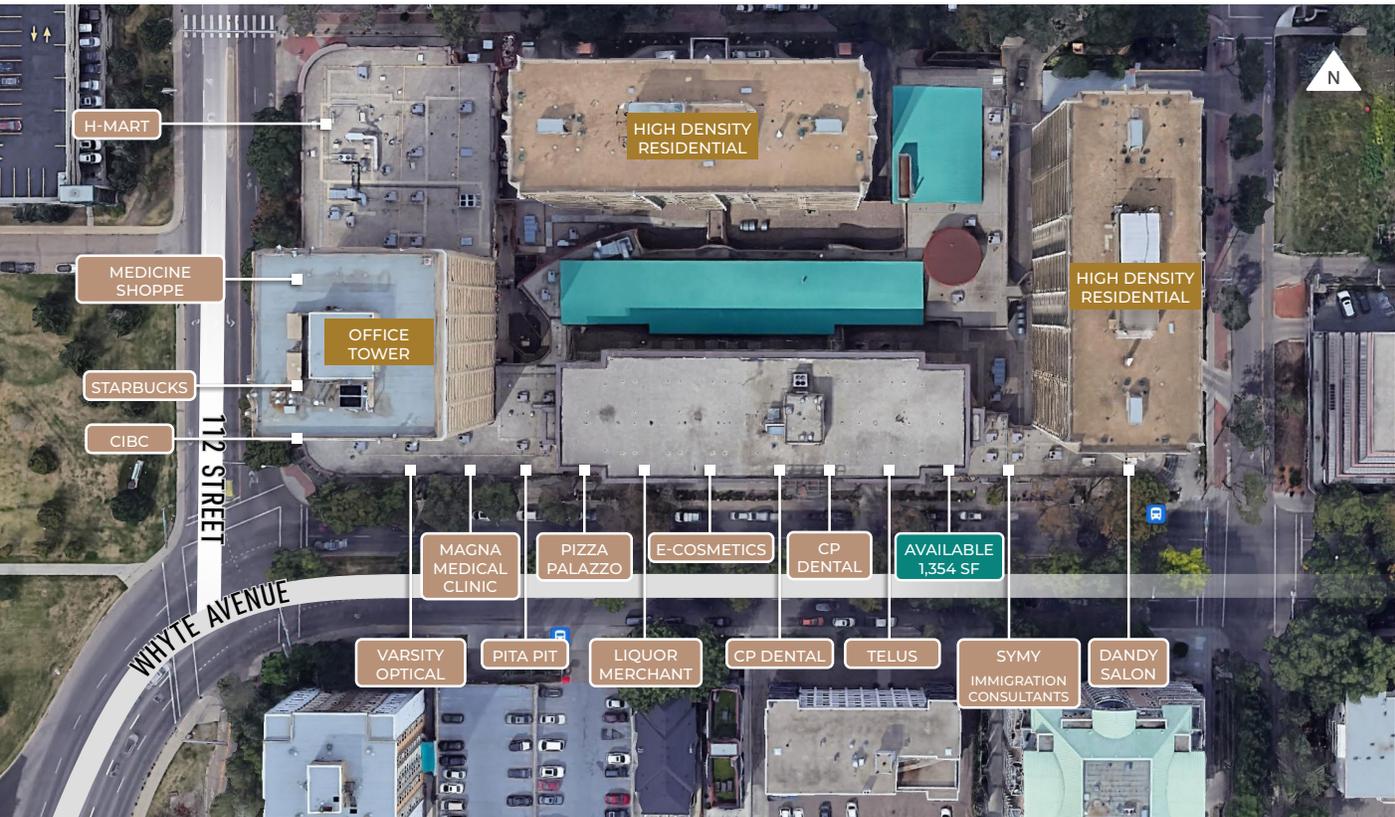
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PROPERTY FEATURES

11116 WHYTE AVENUE NW | EDMONTON | AB

Vacancy	1,354 SF (fixtured bubble tea cafe)
Available	30 days notice
Municipal	11116 Whyte Avenue NW T6G 2L8
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	\$18.64 PSF (2026 est.)
Parking	Street parking, parkade
Signage	Fascia



ENCLOSED PARKADE
AVAILABLE



752 RESIDENTIAL UNITS



201,000 SF OF
OFFICE SPACE ABOVE



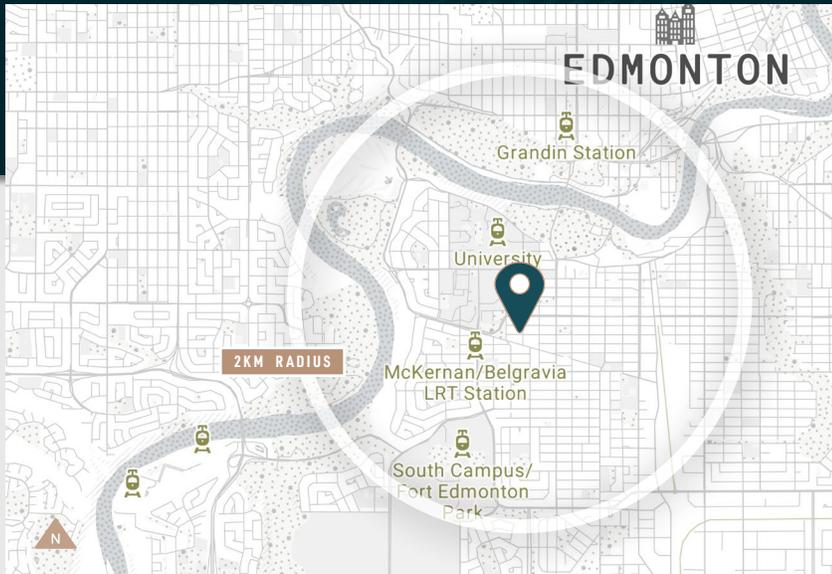
OPPORTUNITY

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

11116 WHYTE AVENUE NW | EDMONTON | AB



+ 19,600 VPD ON 82 AVENUE

[POPULATION]

33,734 residents
43,607 daytime population
18.4% growth (2018-2025)
14.5% projected growth (2025-2030)

[INCOME]

Average household income of \$101,104
21.7% of households earn \$60,000 to \$100,000
30.2% of households earn more than \$100,000

[AGE]

0-19 yrs = 12.0%
20-39 yrs = 50.2%
40-59 yrs = 19.2%
60+ yrs = 18.6%

[TRAFFIC]

19,600 VPD on 82 Avenue
13,600 VPD on 112 Street

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