

FOR LEASE

@81

8015 - 102 STREET, EDMONTON, AB



▶ 1,075 SF

▶ Casey McClelland

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OPPORTUNITY

@81 is a brand new mixed-use development surrounded by a unique blend of local and national businesses flourishing in the immediate area. The property is ready for possession after a recent revitalization of the main floor retail units. The building also offers secure underground parking and receives indirect exposure to over 25,000 vehicles along Whyte Avenue.

HIGHLIGHTS

- Last remaining Vacancy: Unit 3 - 1,075 SF available for lease
- Join Derks Menswear, Blondie Salon, and Pablo Bakery
- Site is located in Edmonton's trendy Whyte Avenue district
- Great walkability and high density area
- Recently revitalized Ritchie neighborhood hosts contemporary blend of businesses
- Site receives indirect exposure to over 25,000 vehicles along Whyte Avenue
- Secure underground parking available, ample street parking in the area
- Building amenity includes 2,500 SF second floor patio
- Ready for immediate possession

Marcus & Millichap

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STATS + MAP / @81

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Strong curb appeal with high consumer density in sought-after Ritchie community. The site benefits from excellent positioning tucked behind the east end of Whyte Avenue, Edmonton's diverse residential and business area which attracts an impressive daytime population of over 15,216 people. Ritchie is a densely populated neighborhood with the University of Alberta nearby. Whyte Avenue provides a distinct range of dining, shopping, and nightlife experiences unlike any other in the city. The daytime population increases significantly during the many city festivals hosted in the district.

ATTRACTIONS

Old Strathcona Farmers Market	Art Walk
Street Performers	Ice on Whyte
Fringe Theatre	Sand on Whyte



25,000

vehicles per day



EXPOSURE

access and exposure



PARKING

underground secure parking



TRANSIT

located in close proximity to site



\$94,016

avg household income (1 km)



11,328

residents in a 1 km radius



MAIN FLOOR

commercial retail units



DETAILS + SITE PLAN / @81

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Municipal Address: 8015 - 102 Street, Edmonton

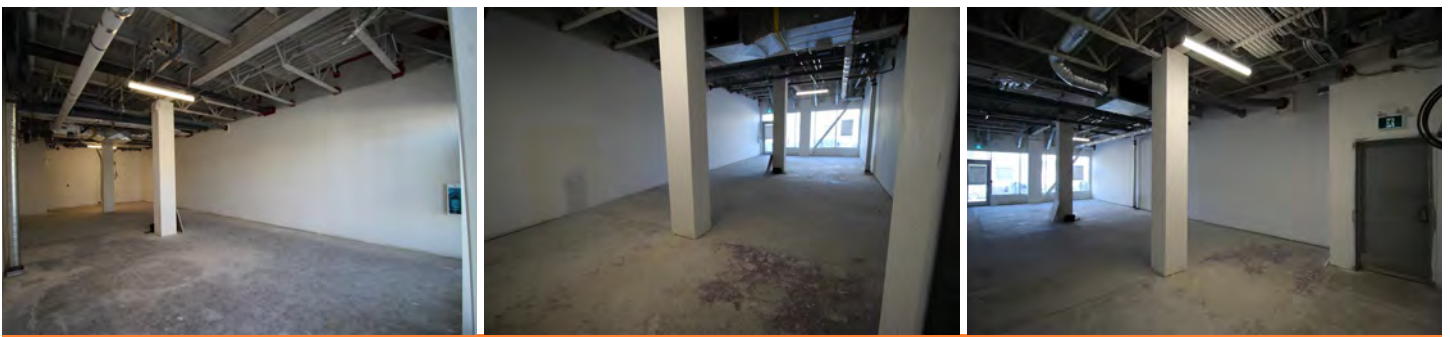
Signage: Fascia

Legal Description: Plan I, Block 51, Lots 1-3

Available: 1,075 SF

Zoning: DC1 (15813)

Lease Rate: Market





Marcus & Millichap

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