



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

OXFORD PARK LANDING

15134 127 STREET NW,
EDMONTON, AB

RETAIL/MEDICAL/OFFICE
FOR LEASE

**1,443 SF AVAILABLE
IMMEDIATELY**

**2,571 SF SECOND FLOOR OFFICE LEASED
1,257 SF OF MAIN FLOOR RETAIL LEASED**

FINAL BAY REMAINING



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PROPERTY HIGHLIGHTS

- Last retail bay remaining with immediate possession.
- Situated at the corner of 127th Street and 153rd Avenue, with an average of 26,400 vehicles per day (2022).
- CAM cost estimated at \$19.03 per square foot.
- Shadow anchored by Save-on-Foods, Shoppers Drug Mart, Tim Hortons & Original Joe's.
- Enjoy excellent street visibility in a modern complex.
- Join a community of well-known tenants in a prime location.





TENANTS



PROPERTY DETAILS

ADDRESS

15134 127 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 0625614; Bock 16; lot 5

NEIGHBOURHOOD

Cumberland

ZONING

CG-General Commercial

BUILDING SIZE

2,571 SF Second Floor Office **LEASED**

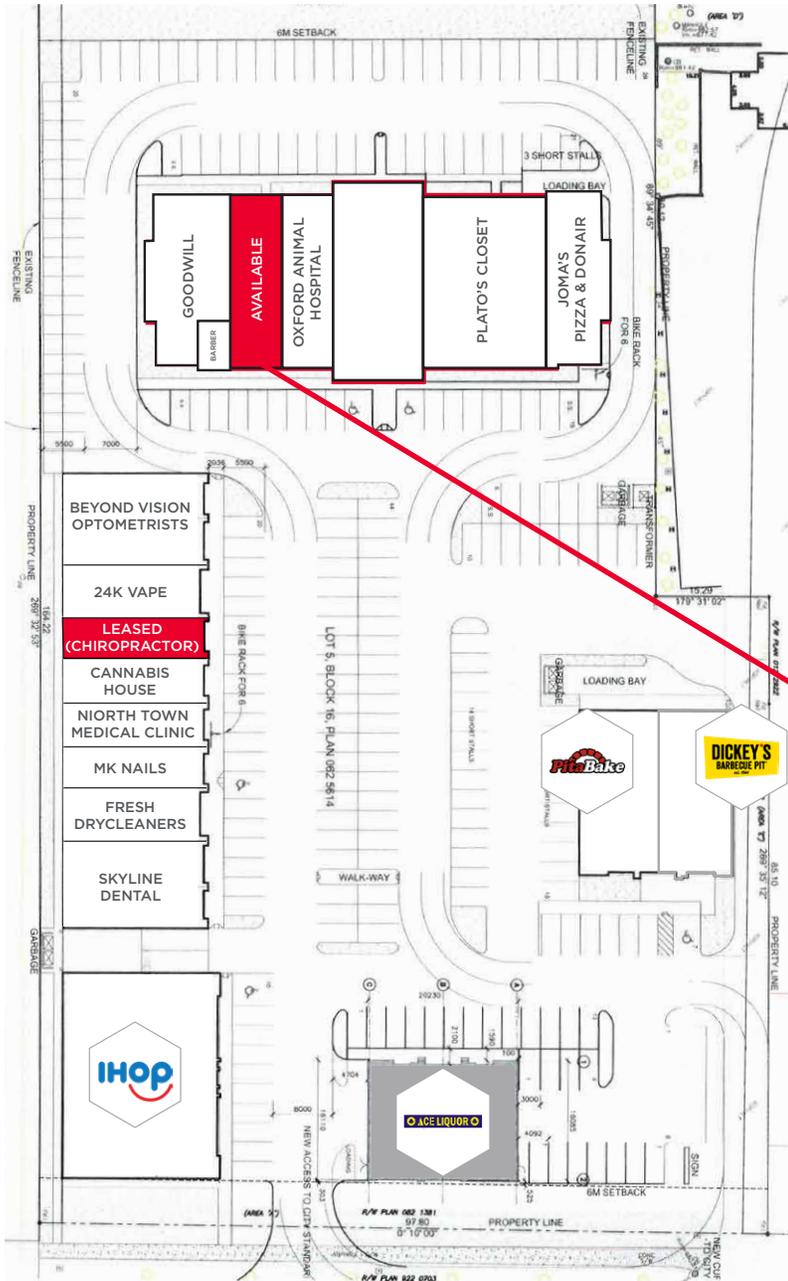
1,257 SF of Main Floor Retail **LEASED**

1,443 SF of Main Floor Retail

TENANTS

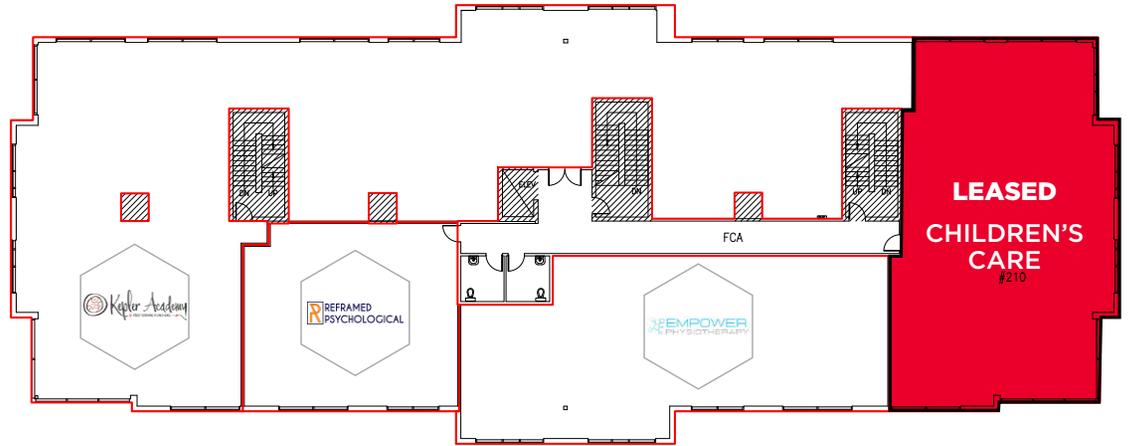
IHop, Kepler Academy, Ace Liquor, Pita Bake, Dickey's, Plato's Closet, Beyond Vision, 24K Vape and more

SITE PLAN



127 STREET - 26,400 VPD

SECOND FLOOR - FLOOR PLAN



LAST BAY REMAINING



SHADOW ANCHORS AND TENANTS



PROPERTY PHOTO

**LAST BAY REMAINING
1,443 SF AVAILABLE**

JUST LEASED



SECOND FLOOR OFFICE



AERIAL



24K VAPE

ACE LIQUOR

SITE
OXFORD
PARK
LANDING

127 STREET NW (26,400 VPD)



JOMAA'S PIZZA

2ND FLOOR

DICKEY'S
BARBECUE PIT



save on foods

SHOPPERS
DRUG MART

ORIGINAL
JOE'S

Tim
Hortons

Q-NAILS

153 AVENUE NW (14,200 VPD)

FUTURE LRT EXPANSION

DEMOGRAPHICS

POPULATION

	1km	3km	5km
	9,996	75,022	152,260

HOUSEHOLDS

	1km	3km	5km
	3,415	25,361	52,070

AVERAGE INCOME

	1km	3km	5km
	\$135,631	\$126,324	\$127,420

VEHICLES PER DAY

	26,400 (2022) on 127 Street		
	14,200 (2022) on 153 Avenue		



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