



**AVAILABLE
IMMEDIATELY**

FOR LEASE OXFORD PARK LANDING

15134 127 STREET NW,
EDMONTON, AB

RETAIL/MEDICAL/OFFICE
FOR LEASE

2,571 SF SECOND FLOOR OFFICE
1,443 SF OF MAIN FLOOR RETAIL

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PROPERTY HIGHLIGHTS

- Last office & retail bays 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.





LEASED (CHIROPRACTOR)

TENANTS



PROPERTY DETAILS

ADDRESS

15134 127 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 0625614; Block 16; lot 5

NEIGHBOURHOOD

Cumberland

ZONING

CG-General Commercial

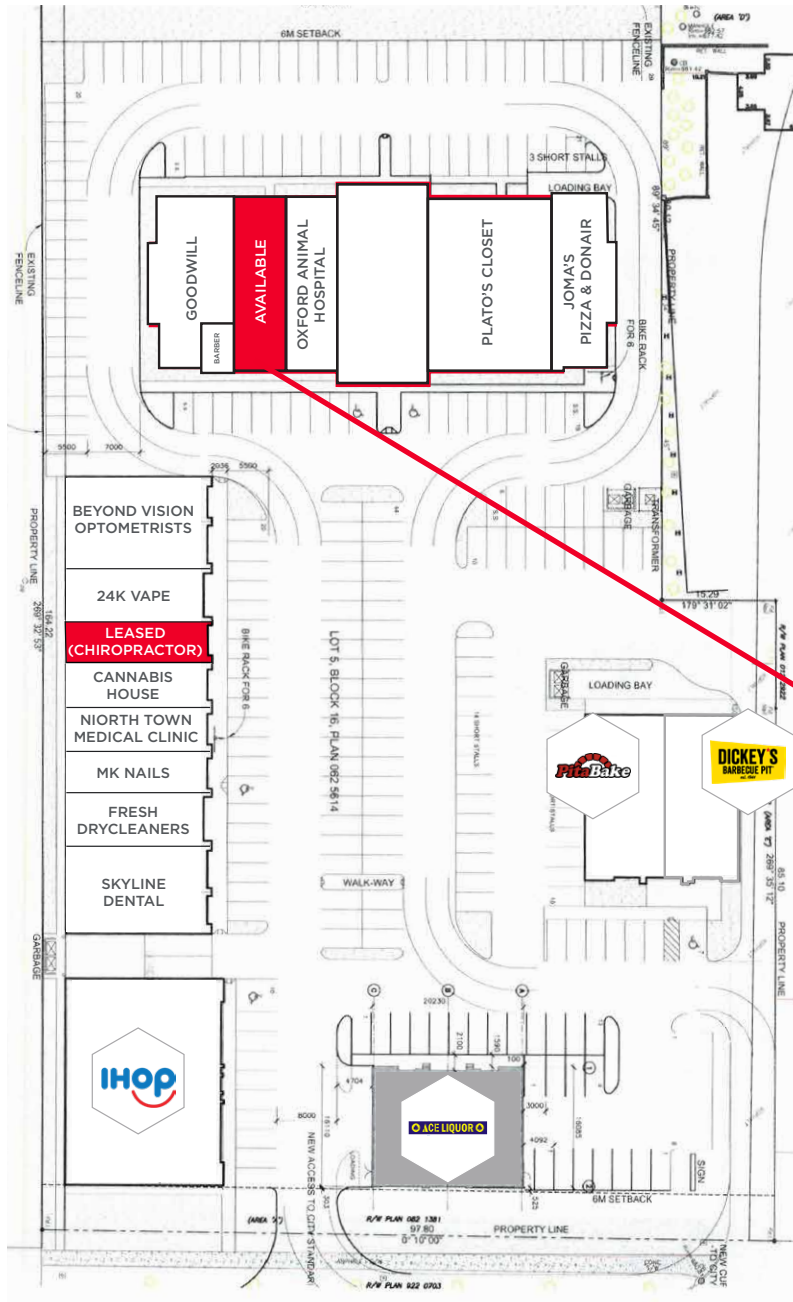
BUILDING SIZE

2,571 SF Second Floor Office
1,257 SF of Main Floor Retail
1,443 SF of Main Floor Retail

TENANTS

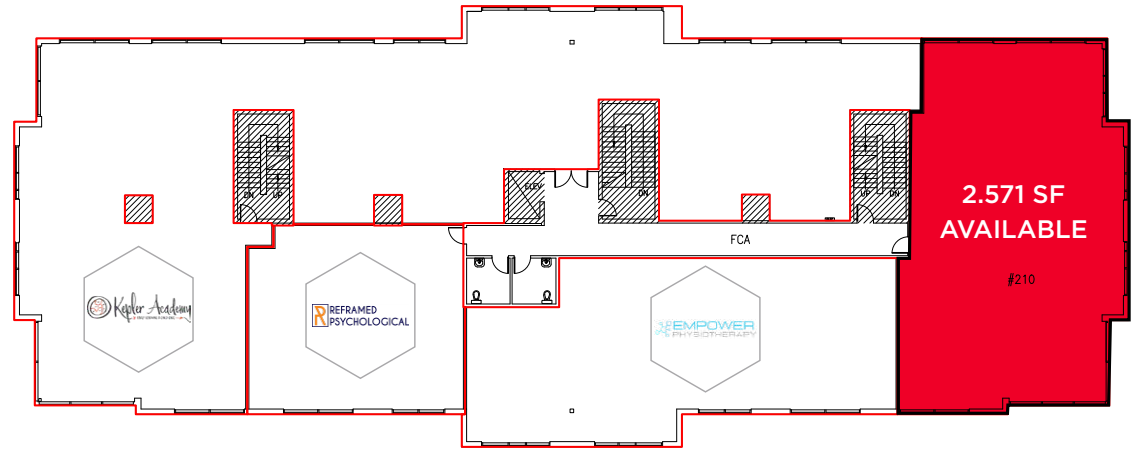
IHop, Kepler Academy, Ace Liquor, Pita Bake, Dickey's, Plato's Closet, Beyond Vision, 24K Vape and more

SITE PLAN



127 STREET - 26,400 VPD

SECOND FLOOR - FLOOR PLAN



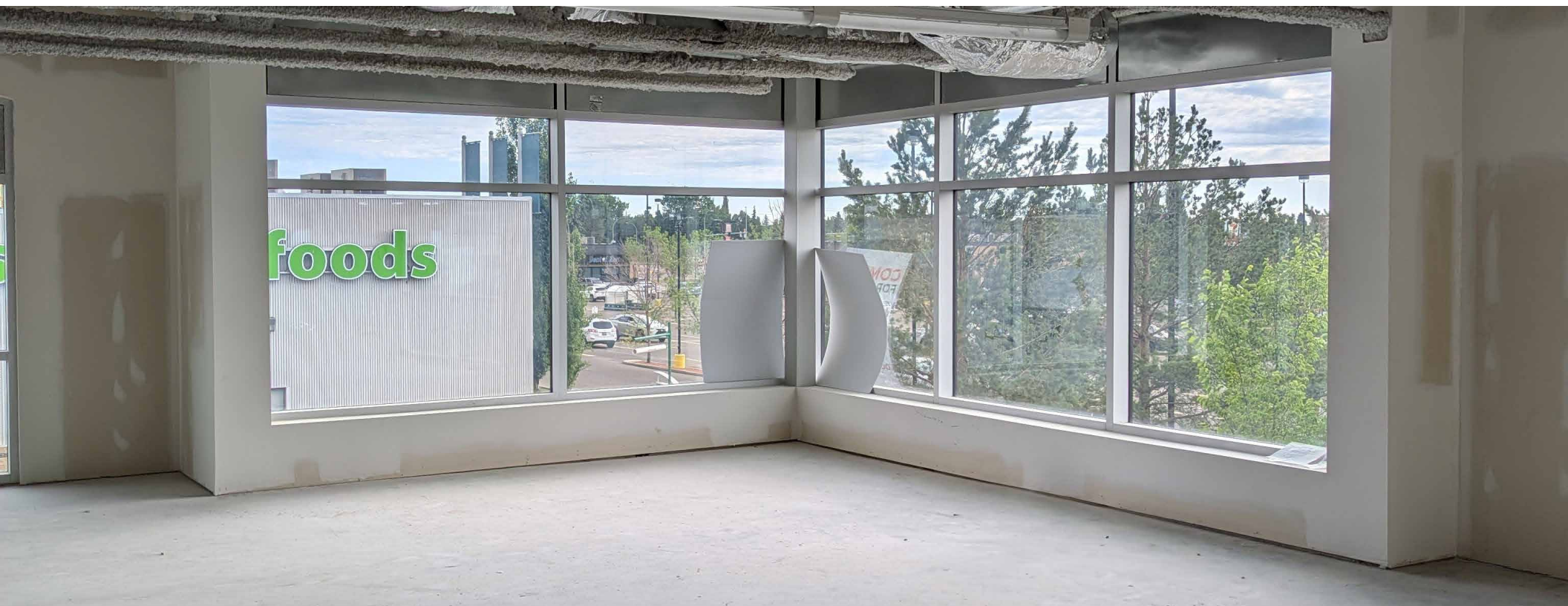
SHADOW ANCHORS AND TENANTS



PROPERTY PHOTO



SECOND FLOOR OFFICE



AERIAL



24K VAPE

ACE LIQUOR

SITE
OXFORD
PARK
LANDING

127 STREET NW (26,400 VPD)

153 AVENUE NW (14,200 VPD)

FUTURE LRT EXPANSION

PLATO'S CLOSET

goodwill

OXFORD
HOSPITAL
DAY & HEALTH CENTRE

JOMAA'S PIZZA

ihop

Kaiser Academy

2ND FLOOR

DICKEY'S BARBECUE PIT

Pita Bite

save on foods

SHOPPERS DRUG MART

Q-NAILS

Tim Hortons

ORIGINAL JOE'S

PETROCANADA

SHELL

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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