

CUSHMAN & WAKEFIELD
Edmonton

VIBRANT RETAIL
NODE ±4,709 SF

HEART OF WHYTE AVE

10537 82 AVENUE NW,
EDMONTON, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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RETAIL TEAM LISTING

CONTACT LEAD AGENTS

John Shamey, B.COMM.	**Robin Chan,** BSc	**Cody Miner,** B.COMM.
Partner	Associate	Associate
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Gary Killips, B.COMM. **Brett Killips,** B.COMM., CCIM **Jamie Topham,** CCIM



±4,709 SF OF RETAIL SPACE WITH DEVELOPED BASEMENT

PROPERTY DETAILS

MUNICIPAL ADDRESS

10537 82 AVE NW,
EDMONTON, AB

LEGAL DESCRIPTION

PLAN I BLK 63
LOT 8,9

ZONING

MU MIXED USE

LEASED PREMISES

MAIN FLOOR ±4,709 SF
BASEMENT ±4,865 SF

PARKING

18 STALLS

ADDITIONAL RENT

$21.05 / SF

AVAILABILITY

Q1 2027

LEASE RATE

MARKET

PROPERTY HIGHLIGHTS

- PRIME RETAIL OPPORTUNITY ON WHYTE AVENUE IN OLD STRATHCONA
- DEVELOPED BASEMENT AREA
- EXPOSURE TO ±20,000 VEHICLES PER DAY
- HIGH-TRAFFIC CORRIDOR WITH STRONG PEDESTRIAN ACTIVITY
- DIVERSE MIX OF NATIONAL BRANDS, LOCAL RETAILERS, AND RESTAURANTS
- YEAR-ROUND EVENTS AND FESTIVALS DRIVE CONSISTENT VISITATION
- DENSE SURROUNDING POPULATION SUPPORTING DAY AND NIGHT DEMAND

SITE PLAN



FOR ILLUSTRATIVE PURPOSES ONLY

CUSHMAN & WAKEFIELD
Edmonton

N

109 STREET (30,126 VPD 2024)

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GATEWAY BOULEVARD (20,350 VPD 2024)

WHYTE (82) AVENUE (20,127 VPD 2024)



82,438
POPULATION
Within 3 KM

$115,156
AVG. INCOME
Within 3 KM

42,974
HOUSEHOLDS
Within 3 KM

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