

FOR LEASE

THE CITADEL THEATRE

SIGNATURE RESTAURANT SPACE

9828 101A AVENUE,
EDMONTON, AB



Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Devan Ramage
Associate
780 932 2635
devan.ramage@cwedm.com

 **CUSHMAN &
WAKEFIELD**
Edmonton

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PROPERTY HIGHLIGHTS

- Prime restaurant opportunity within the Citadel Theatre with more than 250,000 annual visitors a year!
- Strategically located in the heart of Edmonton's downtown Arts District with built-in evening, weekend, and event-driven traffic.
- Located steps from Winspear Centre, AGA, Churchill Square, Rogers Place, the Edmonton Convention Centre, Valley Line LRT, Stanley A. Milner Library, Royal Alberta Museum, major hotels, office towers, and numerous downtown amenities.
- West facing patio opportunity.
- High exposure signage & cross-promotion opportunities available.
- Access to theatre audiences, corporate clientele, private events, rentals, and internal catering opportunities.
- (CCA) Core Commercial Arts Zone allows for a wide variety of uses.

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	12,396	106,485	219,218

	HOUSEHOLDS		
	1km	3km	5km
	7,314	57,660	108,305

	AVERAGE INCOME		
	1km	3km	5km
	\$90,829	\$96,999	\$106,481

PROPERTY DESCRIPTION

MUNICIPAL ADDRESS

9828 101A Avenue, Edmonton, AB

LEGAL DESCRIPTION

Plaza 518TR, Block G Lot 1

ZONING

Core Commercial Arts Zone (CCA)

NEIGHBOURHOOD

Downtown

LEASEABLE AREA

4,100 SF

BUILT

1976

LEASE RATE

Contact Listing Agent

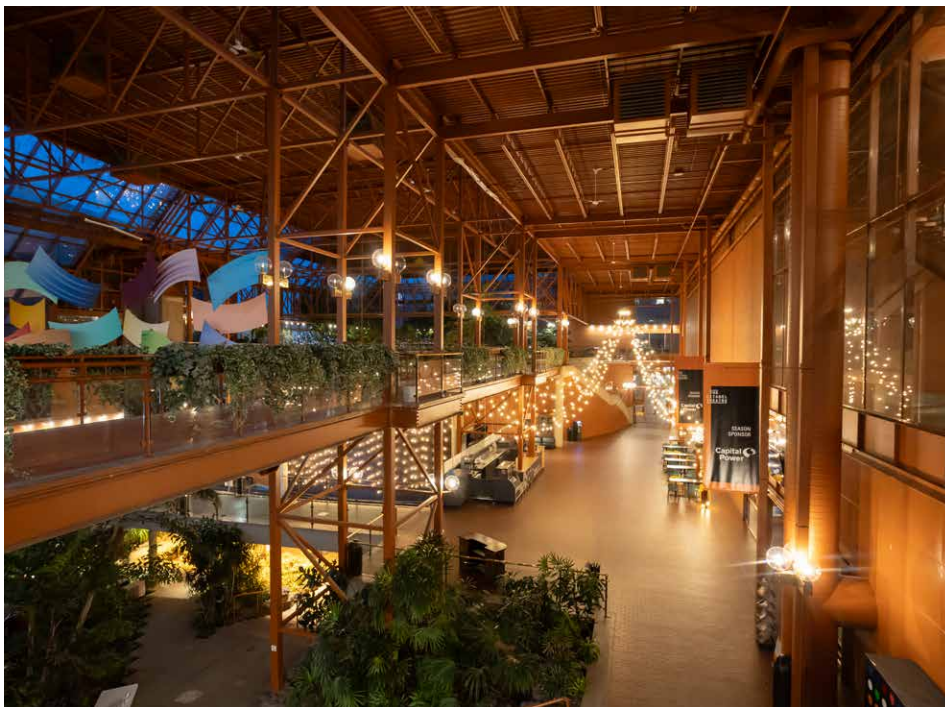
ADDITIONAL RENT

Approximately \$9.77 /SF (2026)

INTERIOR PHOTOS



PROPERTY PHOTOS



Citadel Theatre is the largest regional theatre in Western Canada. The property spans a full city block with 5 performances venues, 10-13 largescale professional theatre productions a year, and an audience capacity of 2000 a night.

AERIAL



**CUSHMAN &
WAKEFIELD**
Edmonton



ROYAL ALBERTA
MUSEUM



ROGERS
PLACE

104 AVENUE (19,635 VPD 2025)



CITY
HALL

100 STREET (9,961 VPD 2025)



CHURCHILL
SQUARE



epl



97 STREET (8,390 VPD 2025)



asa
art gallery of alberta



WINSPEAR



THE
CITADEL
THEATRE



JASPER AVENUE (19,843 VPD 2025)



EDMONTON
CONVENTION
CENTRE

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