

RARE RETAIL OPPORTUNITY



PROPERTY FEATURES

- Conveniently located off of Stony Plain Road between 170th Street & 178th Street
- Excellent access from Stony Plain Road, with 140 parking stalls
- Densely populated area with over 117,000 residents within an 8 minute drive and an average household income of \$85,180
- Stony Plain Road sees over 25,000 vehicles per day

BUILDING FEATURES

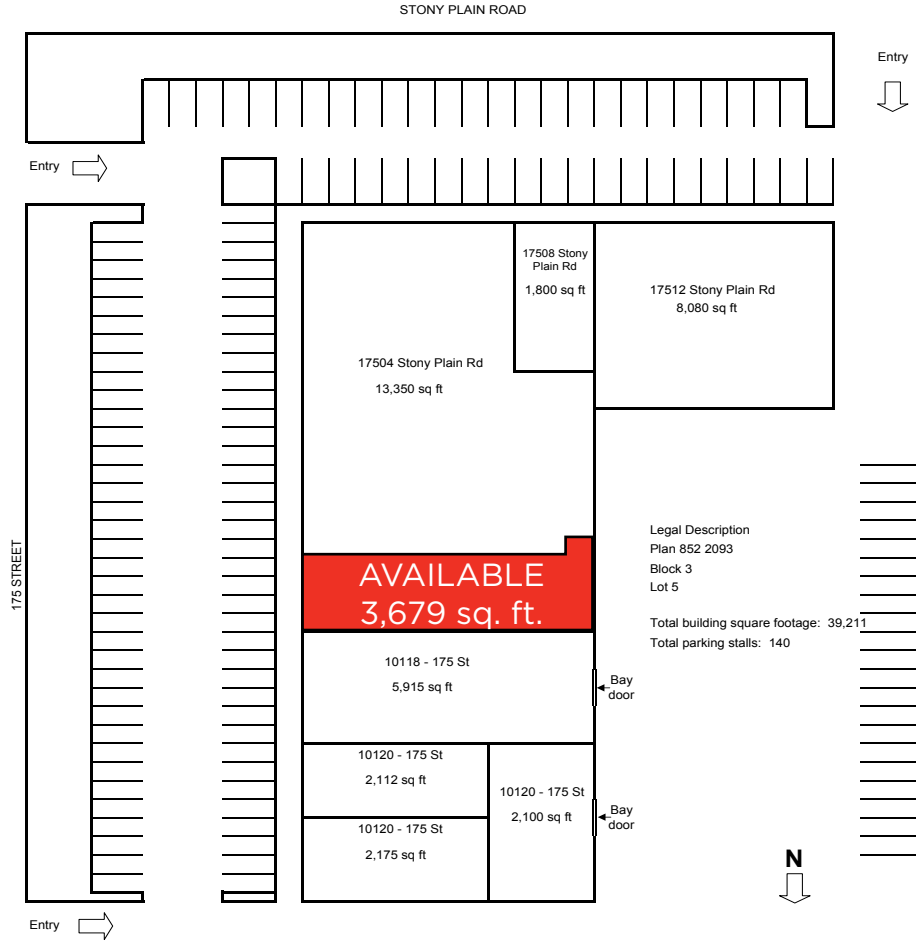
TOTAL AVAILABLE SIZE:	3,679 sq. ft.
LEASE RATE:	Market
OPERATING COSTS:	\$7.01/sq. ft.
PARKING:	Ample surface parking
AVAILABILITY:	Immediate



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CUSHMAN & WAKEFIELD EDMONTON
Suite 2700, TD Tower
10088 102 Avenue
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SITE PLAN



BUILDING FEATURES

LEGAL ADDRESS: Lot 5, Block 3, Plan 8522093

ZONING: DC 2

PARKING: 140 parking stalls

PYLON: Available

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FOR LEASE

WESTGATE CROSSING

10114 175 STREET, EDMONTON, ALBERTA

3,679 SQ. FT. BAY AVAILABLE

AERIAL



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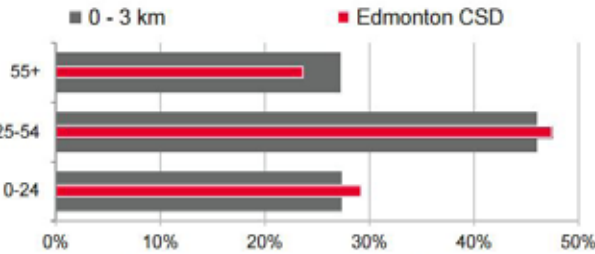
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DEMOGRAPHICS

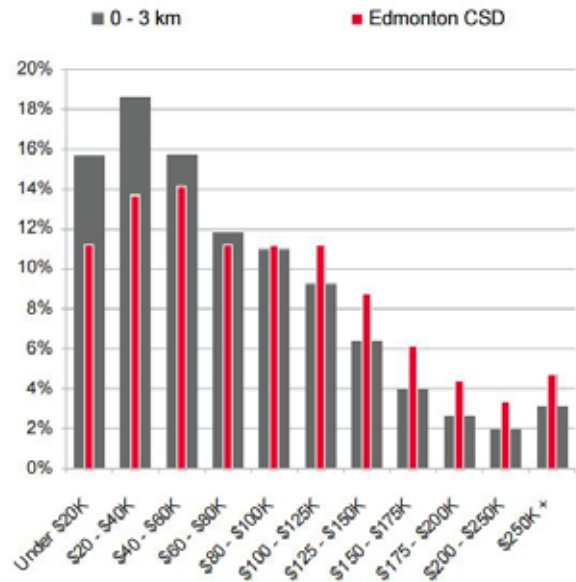
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2011 Population (Census)	46,214	844,116
2015 Population Estimate	50,389	935,896
2018 Population Projection	53,039	990,309
% Pop. Change (2011-15)	9.0%	10.9%
% Pop. Change (2015-18)	5.3%	5.8%
2015 Families	14,197	262,362
Married couples	8,577	178,107
Common-law couples	3,975	34,345
Lone-parent families	4,601	49,910
Average Persons Per Family	2.6	2.8

INCOME		
	0 - 3 km	Edmonton
Under \$20K	3,250	42,133
\$20 - \$40K	3,853	51,527
\$40 - \$60K	3,265	53,139
\$60 - \$80K	2,457	42,106
\$80 - \$100K	2,271	42,005
\$100 - \$125K	1,911	42,073
\$125 - \$150K	1,322	32,997
\$150 - \$175K	822	23,126
\$175 - \$200K	543	16,559
\$200 - \$250K	397	12,555
\$250K +	645	17,734
Average Household Income	\$ 83,522	\$ 104,113
Median Household Income	\$ 59,998	\$ 79,559

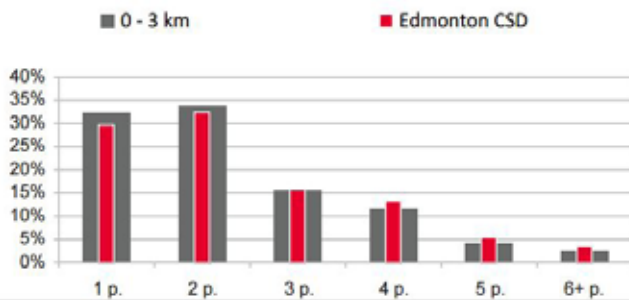
% Population - 0 - 3 km



% Households by Income - 0 - 3 km



% Household Size - 0 - 3 km



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