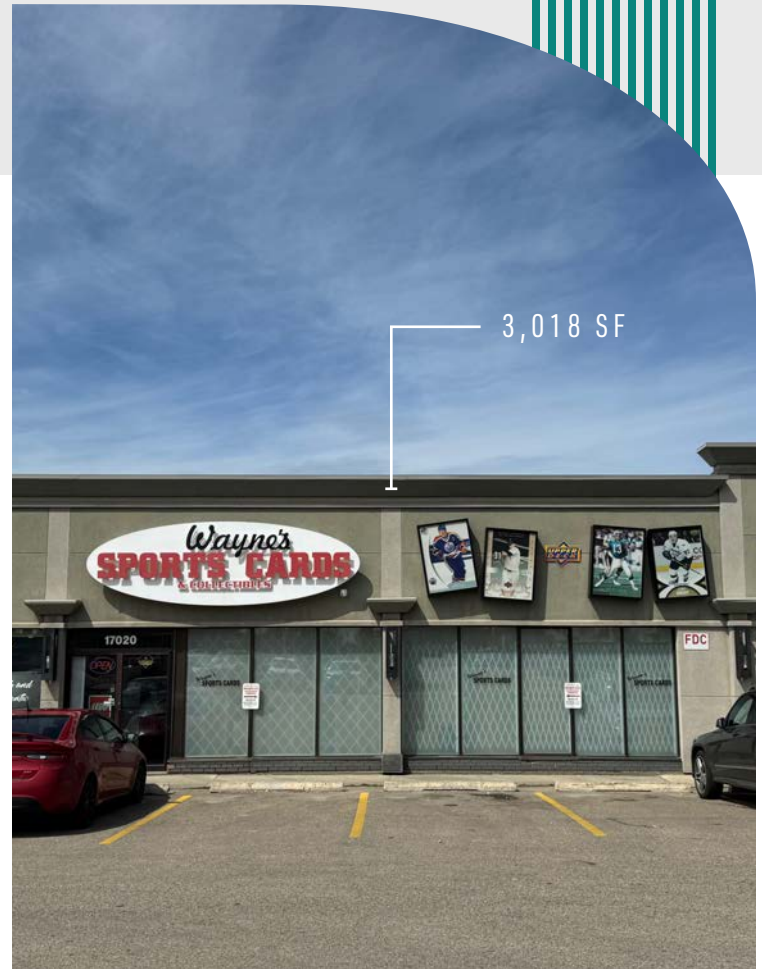


WESTGATE SHOPPING CENTRE

17010 90 Avenue, Edmonton | AB

3,018 SF

RETAIL FOR LEASE



- **3,018 SF fixtured retail available immediately**
- Located on West Edmonton's premier retail corridor adjacent to West Edmonton Mall
- Exceptional exposure and traffic along 170 Street and 90 Avenue
- Four-building shopping centre with The Italian Centre Shop, McDonald's, Boston Pizza, and Canada Diagnostic Centres as major tenants

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Partner | Broker

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PROPERTY FEATURES

Vacancy	Available	Op Costs (2026)
3,018 SF	Immediately	\$19.54 PSF

Municipal	17010 90 Avenue, Edmonton, AB	Basic Rent	Negotiable
Legal	Plan 0928218, Block 30, Lot 10	Signage	Fascia & several pylon signs
Access	Two (2) signalized intersections Four (4) right in/right access points	Parking	Abundant surface parking
Zoning	DC2 (101) Site Specific Development	Traffic	Exposure to more than 60,200 VPD combined from 170 St & 90 Ave



MARKET FEATURES

WEST EDMONTON IS HOME TO THE LARGEST MALL IN NORTH AMERICA, WEST EDMONTON MALL, MAKING THIS SECTION OF THE CITY A HIGHLY ACTIVE DESTINATION SHOPPING AREA.

Not only does West Edmonton Mall draw customers in from all across the city, but it also attracts 30.8 million national and international visitors year after year.

Westgate Shopping Centre is located immediately north of West Edmonton Mall and has a strong tenant mix including The Italian Centre Shop, McDonald's, Canada Diagnostic Centres, and a variety of other medical facilities. The Centre is perfectly positioned to service the 36,000 residents in the surrounding neighborhoods and benefit from the vast levels of consumer traffic brought to the area by West Edmonton Mall. This centre has great signage/exposure to approximately 57,000 vehicles per day on 170 Street.



DEMOGRAPHICS

2 KM RADIUS

42,687

DAYTIME POPULATION

39,791 residents

3.9% growth (2014-2019)

6.2 % projected growth (2019-2024)

\$87,192

AVERAGE HOUSEHOLD INCOME

27.5% earn \$60-100,000

33.3% earn \$100,000+

30.4%

20-39 YRS

0-19 yrs = 20.9%

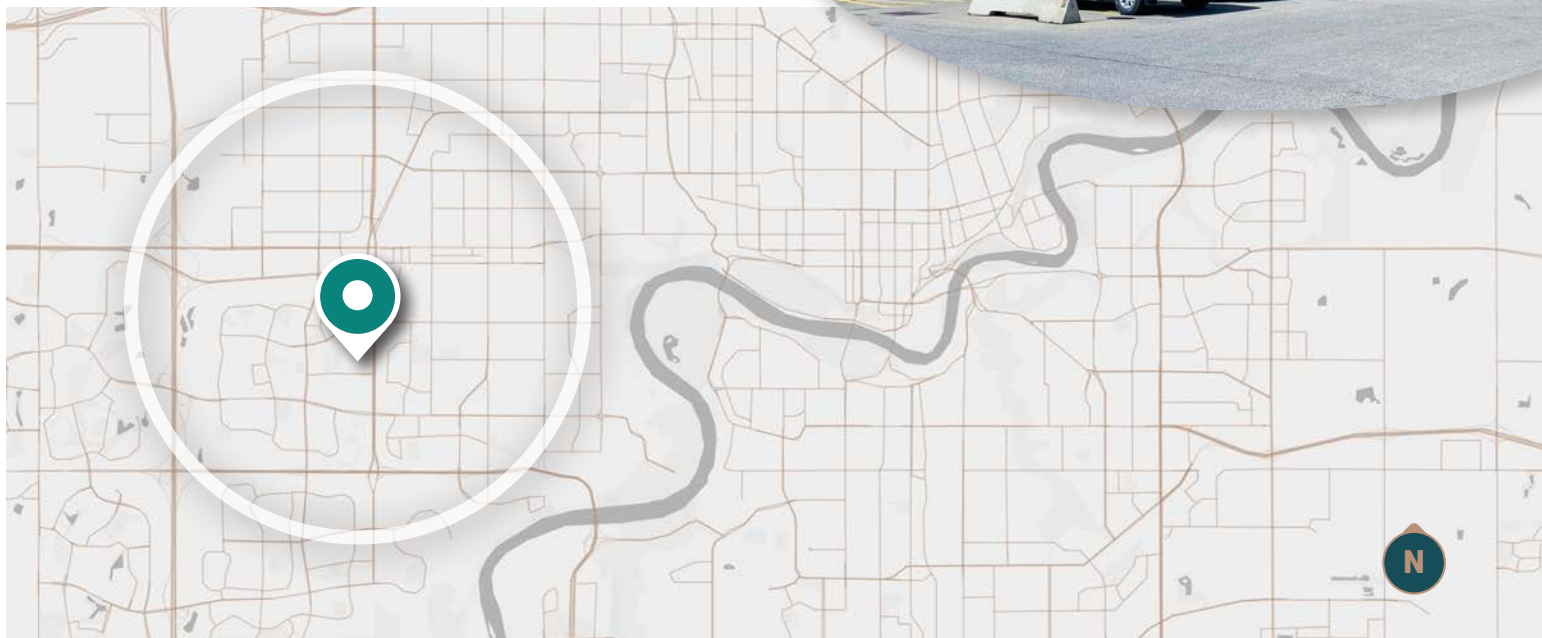
40-59 yrs = 25.2%

60+ yrs = 23.5%

44,800 VPD

ON 170 STREET

17,000 VPD on 90 Avenue West of 170 Street



This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. January 21, 2026

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