

FOR LEASE

CORNER RETAIL SPACE AVAILABLE IN QUEEN MARY PARK

10534 115 STREET NW, EDMONTON, AB



Marcus & Millichap

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OPPORTUNITY

Marcus and Millichap is pleased to present the opportunity to lease a retail unit located at the junction of 115 Street NW and 105 Avenue NW in South Edmonton's Queen Mary Park neighbourhood. 10534 115 Street NW ("The Subject Site") is conveniently nestled within a commercial node consisting of boutique shops and small businesses.

SALIENT DETAILS

Municipal Address: 10534 115 Street NW, Edmonton, AB

Unit Size: 2,500 SF

Timing: Immediately

Zoning: [DC2 671](#)

Parking: Reserved parking at rear

Basic Rent: Market

Additional Rent: TBD



HIGHLIGHTS

Situated in a student hub with proximity to MacEwan University and Norquest College

Surrounded by new multifamily developments, dense residential in Queen Mary Park and MacEwan Residence

Nearby Unity Square and the Brewery District commercial centers including Safeway, Loblaws, McDonalds, London Drugs, and several national retailers

Ample street parking available

LOCATION OVERVIEW

2023 Demographics	1 KM	3 KM	5 KM
Population	29,717	50,222	208,123
Average Household Income	\$73,143.55	\$81,500.72	\$89,284.64
Projected Annual Growth Rate (2023-2027)	20.2%	18.6%	11.3%



1. Subject Site

Universities & Residences

- 2. MacEwan University
- 3. MacEwan Residence
- 4. NorQuest College: Centre 106 (Building E)

Nearby Retailers

- 5. Loblaws City Market Brewery District
- 6. TD Canada Trust Branch and ATM
- 7. MEC Edmonton

- 8. Staples
- 9. Unity Square Centre
- 10. Dollarama
- 11. Safeway Unity Square
- 12. TD Canada Trust Branch and ATM
- 13. RBC Royal Bank
- 14. CIBC Branch with ATM
- 15. Scotiabank
- 16. Shoppers Drug Mart
- 17. Fjällräven Brand Store
- 18. Petland Brewery District

- 19. London Drugs
- 20. ACE Liquor Discounter
- 21. Best Buy

Nearby Restaurants & Cafes

- 22. Tokiwa Ramen
- 23. Nando's PERI-PERi
- 24. Beer Revolution Craft Beer & Pizza Bar
- 25. McDonald's
- 26. Brewsters Brewing Company and Restaurant
- 27. Brew and Bloom

- 28. Fatburger 104th Avenue
- 29. Edo Japan
- 30. Bean Around The World Coffees
- 31. White Rabbit Ice Cream
- 32. Denny's

Attractions

- 33. Rogers Place
- 34. Neon Sign Museum

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