

LOTUS PARK

10164 108 Street, Edmonton, AB

889 SF

BRAND-NEW
MIXED-USE RETAIL

RETAIL FOR LEASE



- Brand new 889 SF corner retail opportunity with exceptional street exposure
- Prime downtown Edmonton location, steps from O-day'min Park, NorQuest College, and MacEwan University
- A built-in customer base with 13,000 downtown residents, 100,000+ daytime population, with 18,000+ NorQuest College students, and 20,000+ MacEwan University students nearby
- Ideal for coffee shops, sandwich shops, boutique retail, etc.

ERIC SLATTER

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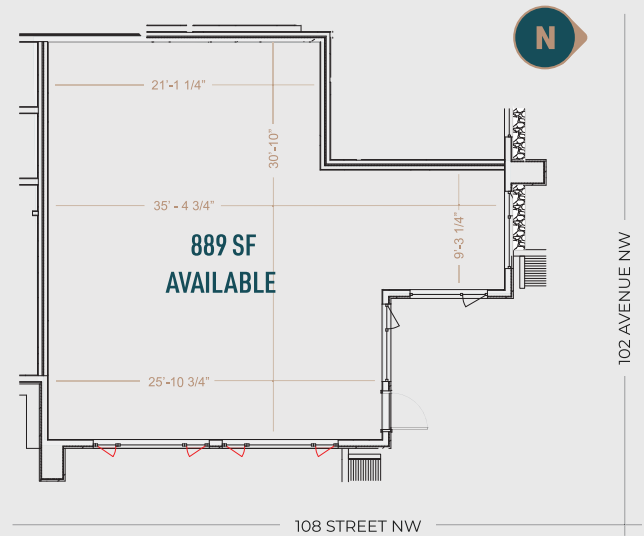
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PROPERTY FEATURES

Vacancy	889 SF
Available	December 1, 2026
Municipal	10164 108 Street, Edmonton, AB
Legal	Plan 2520707 Blk 8 Lot 146A
Neighbourhood	Downtown
Basic Rent	Negotiable
Op. Costs	est. \$16.00 PSF
Utilities	Separately Metered

SITE PLAN



MARKET INSIGHT

Located in the heart of the vibrant, urban-inspired warehouse park, Lotus Park offers exceptional connectivity to all areas of the city. Just steps away from the Corona LRT Station, The Parks also provides direct access to NorQuest College's urban campus, which is home to over 20,000 students. With its prime location, businesses can take advantage of the high-density environment of downtown Edmonton while attracting foot traffic from the 119,779 workers within a 2km radius on a daily basis. Perfect for professional services, medical and dental offices, pharmacies, restaurants, and cafes.

126,398

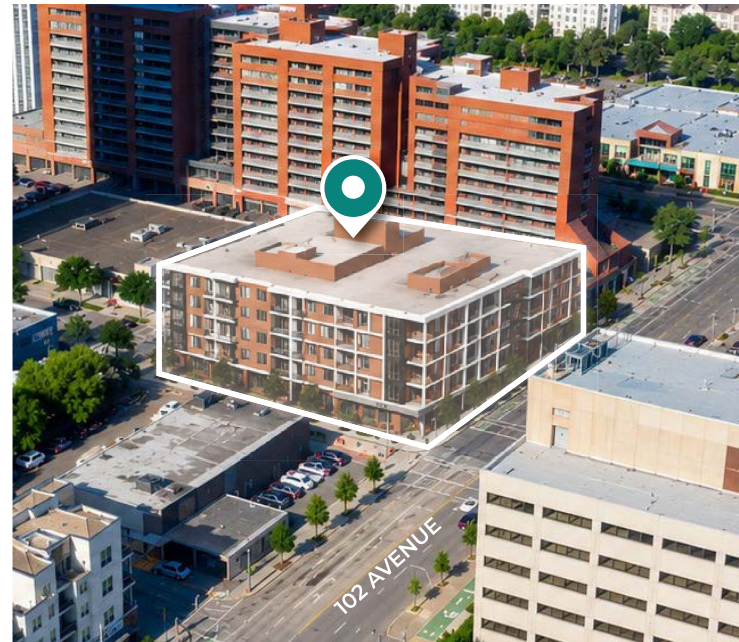
DAYTIME POPULATION
IN 2KM RADIUS

\$78,340

AVERAGE HOUSEHOLD INCOME
IN 2KM RADIUS

47.7%

20-39 YEARS
IN 2KM RADIUS



CLOSE PROXIMITY TO
THE DOWNTOWN CORE



23,650 VEHICLES PER DAY
ALONG JASPER AVENUE



126,398 DAYTIME
POPULATION

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