

**AVISON  
YOUNG**

**CANTIRO**  
COMMERCIAL

**Retail For Lease**  
142 Street & Stony Plain Road  
Edmonton, AB



## **W** WEST BLOCK

- 1,467 sf main floor retail bay available
- Located on the prominent west Edmonton corner of 142 Street and Stony Plain Road, offering high exposure to downtown commuter traffic
- Designed around a central urban square, creating unique patio and public space with heated concrete encouraging outdoor use year round
- Pedestrian and transit-oriented development, with a planned stop for the future Valley Line West LRT
- Recently completed phase 1 boasts 60 high-end residential condos and over 200 office and professional employees on site
- Targeting local and boutique retailers, restaurants and services

### Get more information

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**About West Block**

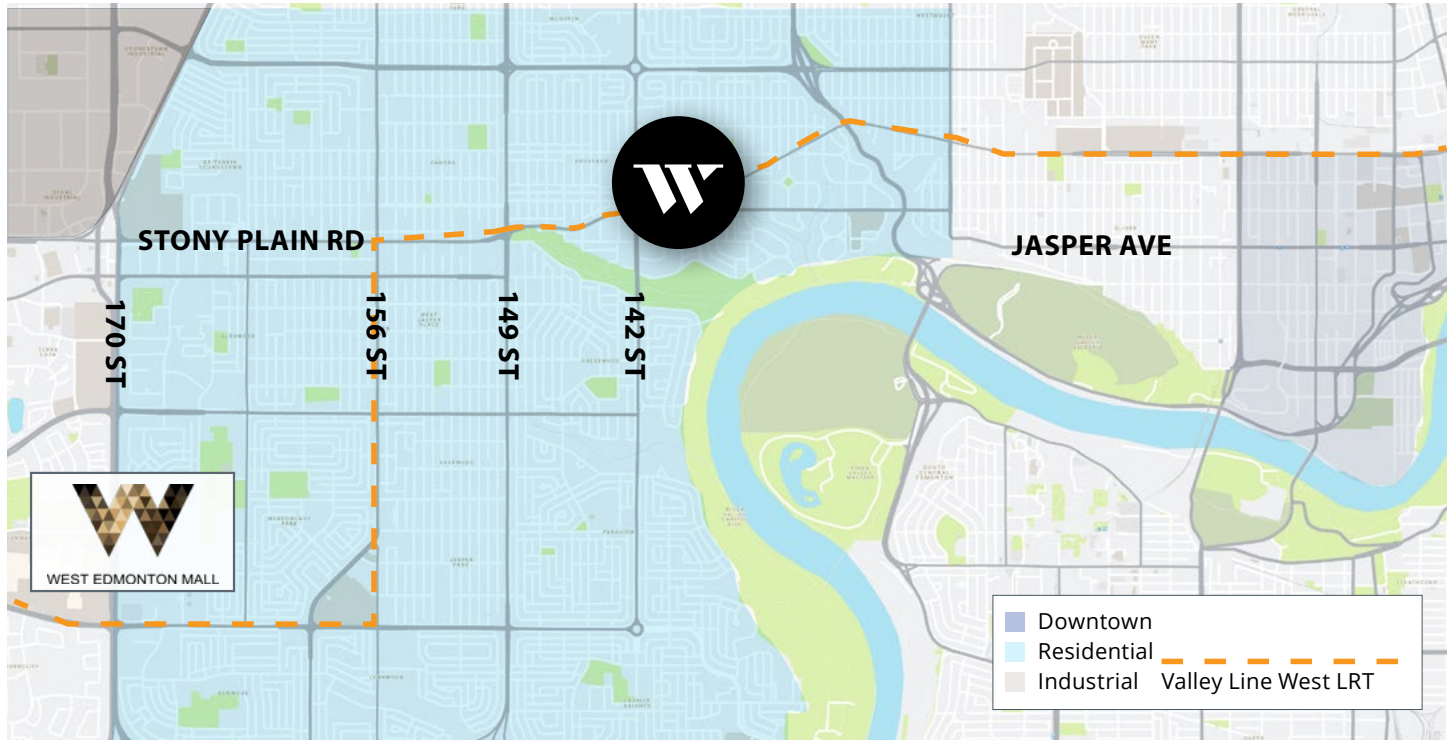
With a mix of luxury residences, state-of-the-art office space, and boutique street-front retail, West Block is Edmonton’s finest example of mixed-use lifestyle development. Located in Glenora, West Block offers excellent pedestrian, bike, and future transit access to some of the City’s most affluent residents. Limited area retail means tenants will capitalize on a historically under served market.

West Block offers an unprecedented shopping experience in Edmonton;- thoughtful site planning, building design and materials make for a customer retail environment like no other.



**Offering Summary**

Basic Rent:	Market
Operating Costs:	\$16.00 psf (2022 estimate)
Tenant Allowance:	Negotiable
Parking:	226 underground stalls 130 surface and street parking
Possession:	Immediate



**\$194,438**

Average household income with in 1 km  
(Well above Alberta and nationwide average)



**174,549**

2019 population estimated within 5 km



**321,633**

Total daytime population with in 5 km (2019 est.)



**\$136,792**

Primary trade area annual expenditures per household



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