

GROCERY ANCHORED MIXED-USE RETAIL

# RETAIL FOR LEASE



## COLLEGE PLAZA RETAIL 11116 Whyte Avenue NW, Edmonton, AB

- **1,354 square foot fixtured retail bay available**
- Office tower 86% leased, the two residential towers 96% & 97% leased
- Adjacent to University Hospital and walking distance from UofA Main Campus
- Strong pedestrian and vehicle traffic, site surrounded by high density residential

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# PROPERTY FEATURES

Vacancy	1,354 SF (fixtured bubble tea cafe)
Available	30 days notice
Municipal	11116 Whyte Avenue NW T6G 2L8
Legal	Lots 1A, 2A, 3A, Block 158, Plan 5384RS
Access	82 Avenue, 112 Street, 111 Street, 83 Avenue

Zoning	DC2
Basic Rent	Negotiable
Op Costs	\$18.64 PSF (2026 est.)
Parking	Street parking, parkade
Signage	Fascia



ENCLOSED PARKADE  
AVAILABLE



752 RESIDENTIAL  
UNITS



201,000 SF OF  
OFFICE SPACE ABOVE

# LOCATION HIGHLIGHTS

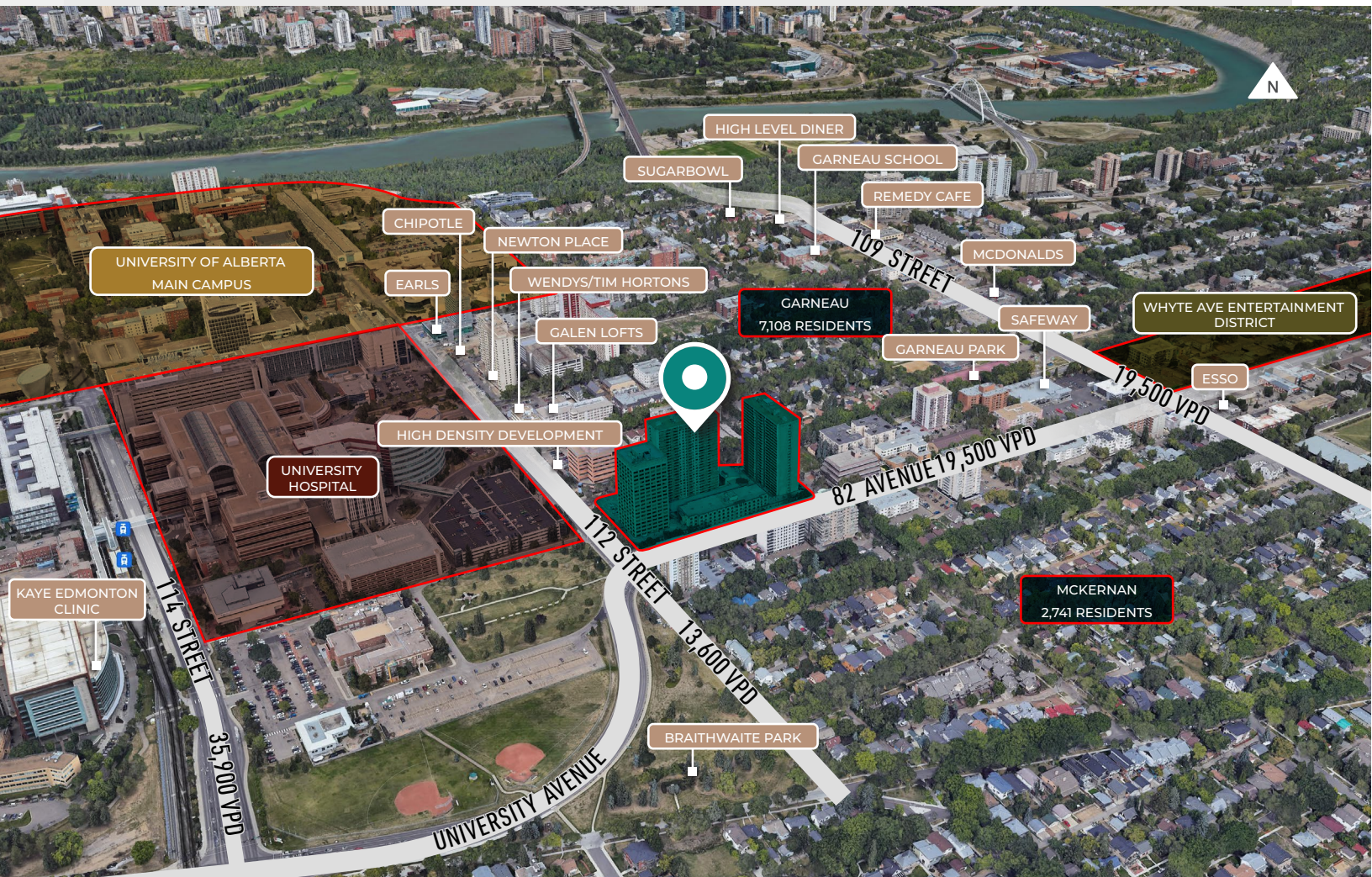


# THE OPPORTUNITY

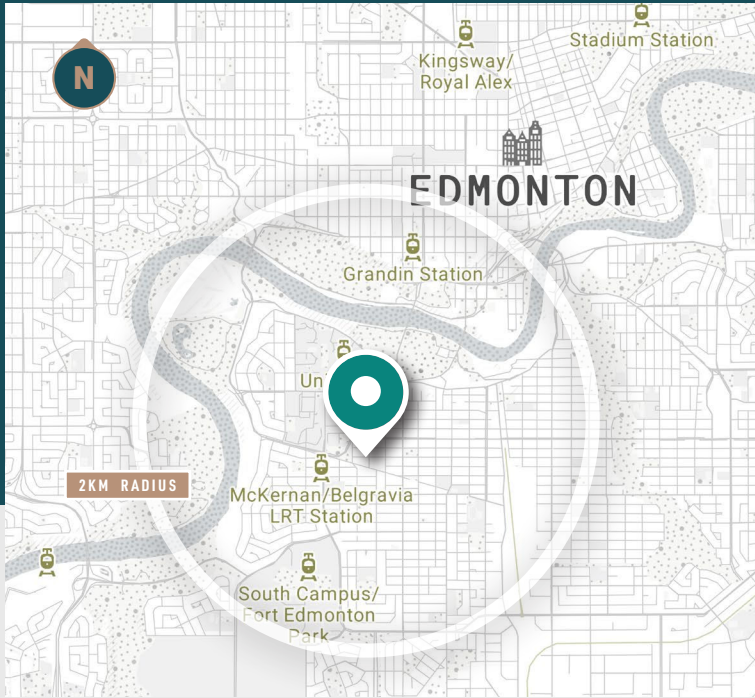
## COLLEGE PLAZA IS A HIGH PROFILE MIXED-USE DEVELOPMENT LOCATED IN THE NEIGHBORHOOD OF GARNEAU

The Property features an office tower with over 200,000 square feet of office space (86% leased), a residential tower with 752 apartment units (96% leased) and podium level retail that includes anchor tenants such as H-Mart, Starbucks and CIBC. The available retail bays are fully fixtured and would be perfect for a wide variety of uses. College Plaza also features a covered parkade available for both staff and customers.

The Property is surrounded by the mature and desirable neighborhoods of Garneau, McKernan and Belgravia. College Plaza is adjacent to the Walter C. Mackenzie Health Sciences Centre which contains the University Hospital and Stollery Children's Hospital, making it one of the largest in Western Canada. The University of Alberta Main Campus is located just a few blocks away, attended by over 35,000 students annually along with professors, researchers and support staff. Located on 82 Avenue just a few blocks from Whyte Ave proper, the Property sees 19,600 and 13,600 vehicles per day on 82 Avenue and 112 Street respectively.



# IDEALLY SITUATED



**+ 19,600 VPD ON 82 AVENUE**

## AREA DEMOGRAPHICS

2 KM RADIUS

**43,607**

DAYTIME POPULATION

33,734 residents  
18.4% growth (2018-2025)  
14.5% projected growth (2025-2030)

**50.2%**

20-39 YRS

0-19 yrs = 12.0%  
40-59 yrs = 19.2%  
60+ yrs = 18.6%

**\$101,104**

AVERAGE HOUSEHOLD INCOME

21.7% earn \$60-100,000  
30.2% earn \$100,000+

**19,600**

VPD ON 82 AVENUE

19,600 VPD on 82 Avenue  
13,600 VPD on 112 Street

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