

MIXED-USE BUILDING

RETAIL FOR LEASE



THE GUARDIAN BUILDING 10240 - 124 Street NW, Edmonton, AB

- **1,060 SF of fixtured retail space and a 1,050 SF lobby coffee bar opportunity, situated on one of 124 Street's busiest and most active blocks**
- Exceptional access for all modes of travel - vehicle, pedestrian, bicycle, and public transit
- Strong co-tenancy alongside popular neighbourhood staples OEB, Mousy Browns, and Farrow
- Robust daytime foot traffic driven by a dense mix of residential, employment, and fitness uses in the immediate area

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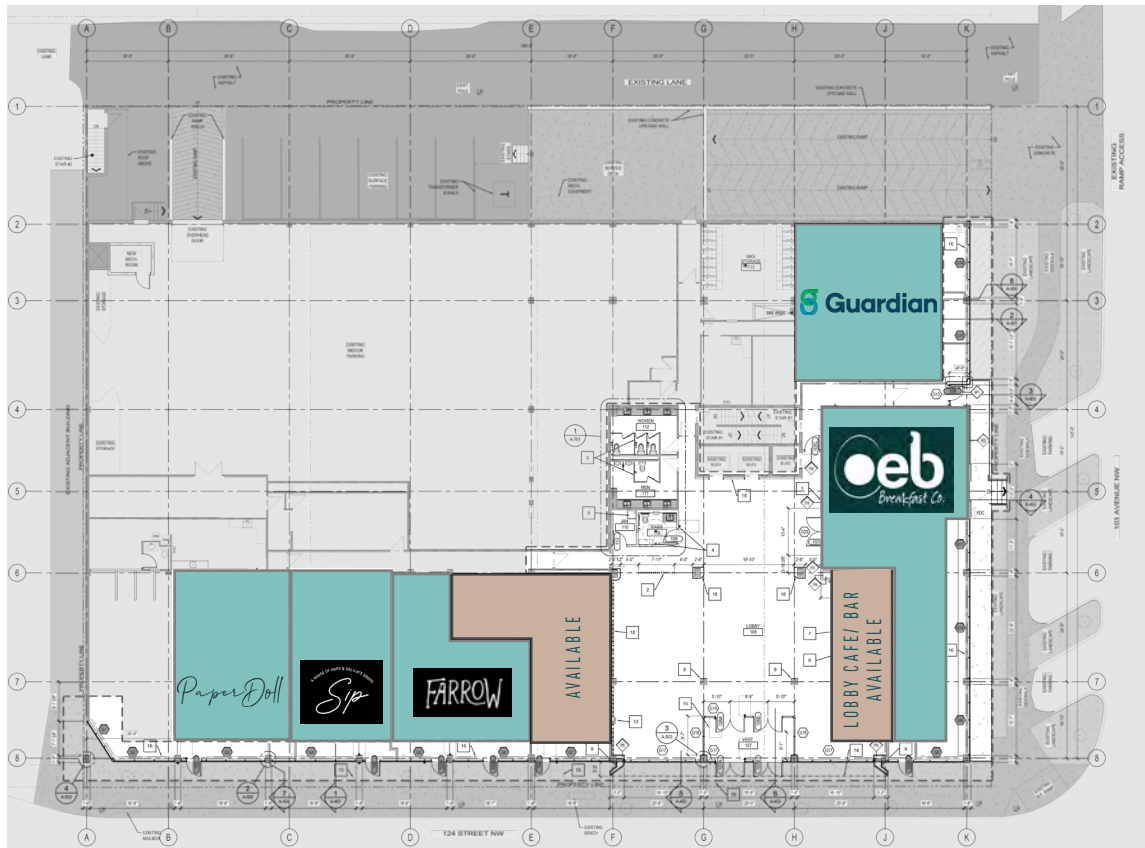
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PROPERTY FEATURES

Vacancy	1,060 SF Fixtured Retail Space 1,050 SF Lobby Coffee Bar
Available	60 Day Notice
Municipal	110240 - 124 Street NW, T5N3W6
Legal	Plan RN22 Blk 33 Lot 17-20
Zoning	Mixed Use (MU h50 f7 cf)
Basic Rent	Market
Op Costs	\$16.00 PSF (2026 est.)
Utilities	Separately Metered
Parking	Ample Street Parking

FLOOR PLAN



THE OPPORTUNITY

Join Edmonton's most vibrant high street community.

124 Street is one of Edmonton's most celebrated urban corridors - a thriving destination where independent restaurants, art galleries, boutiques, and premium services come together in one of the city's most walkable and character-rich neighbourhoods.

Oliver's low to mid-rise streetscape creates an inviting, human-scale environment that sets it apart from the rest of the city. A wave of new residential, commercial, and mixed-use developments is further energizing the area, bringing fresh density and momentum to an already dynamic community.



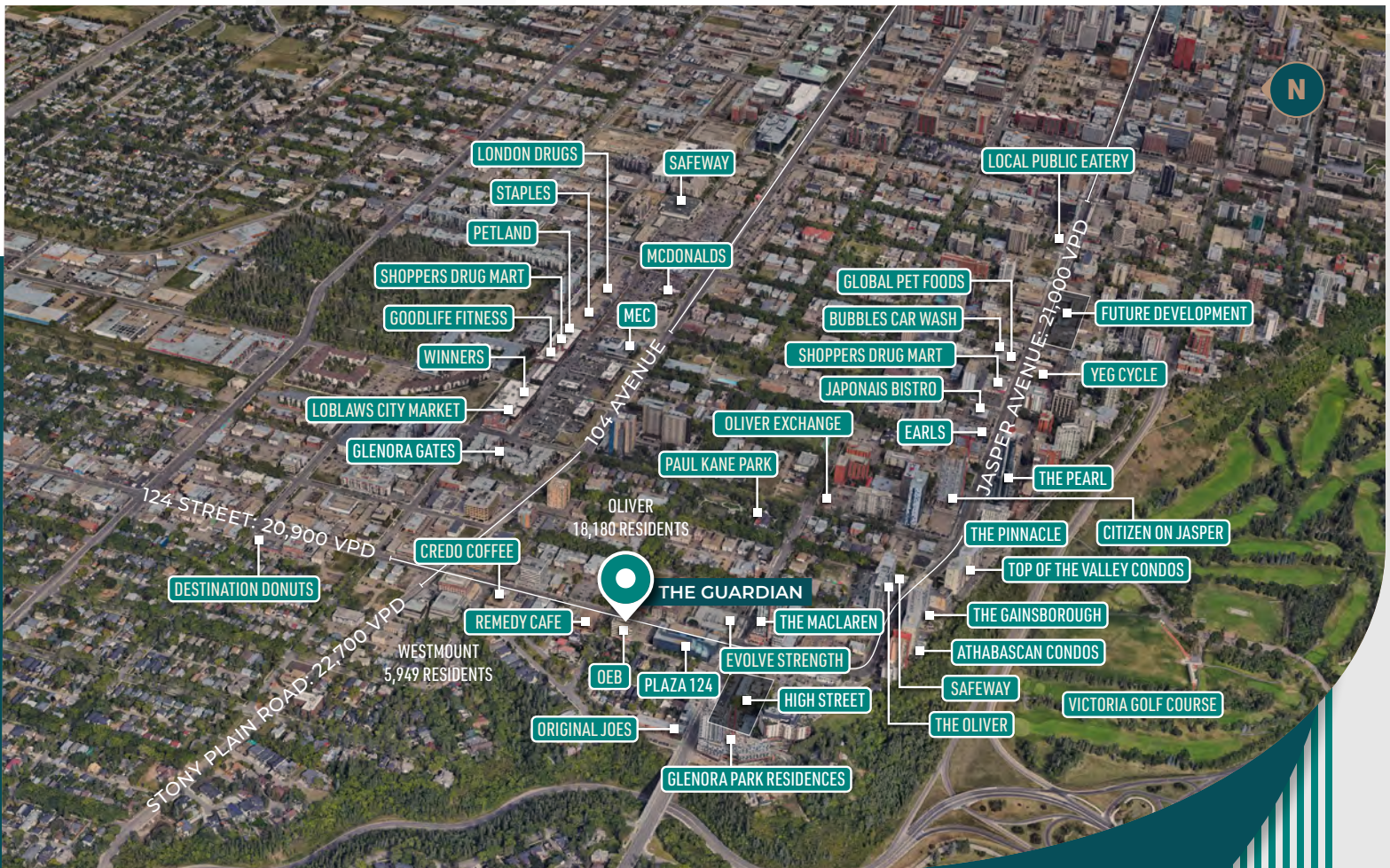
ONE OF EDMONTON'S DENSEST COMMUNITIES WITH OVER 50,000 RESIDENTS IN A 2KM RADIUS



124 STREET BIA IS HOME TO OVER 330 BUSINESSES



WALKABLE TO MANY AMENITIES



AREA DEMOGRAPHICS

2 KM RADIUS

47,018

DAYTIME POPULATION

51,128 residents
16.1% growth (2018-2025)
17.4% projected growth (2025-2030)

42.1%

20-39 YRS

0-19 yrs = 11.7%
40-59 yrs = 22.8%
60+ yrs = 23.5%

\$95,992

AVERAGE HOUSEHOLD INCOME

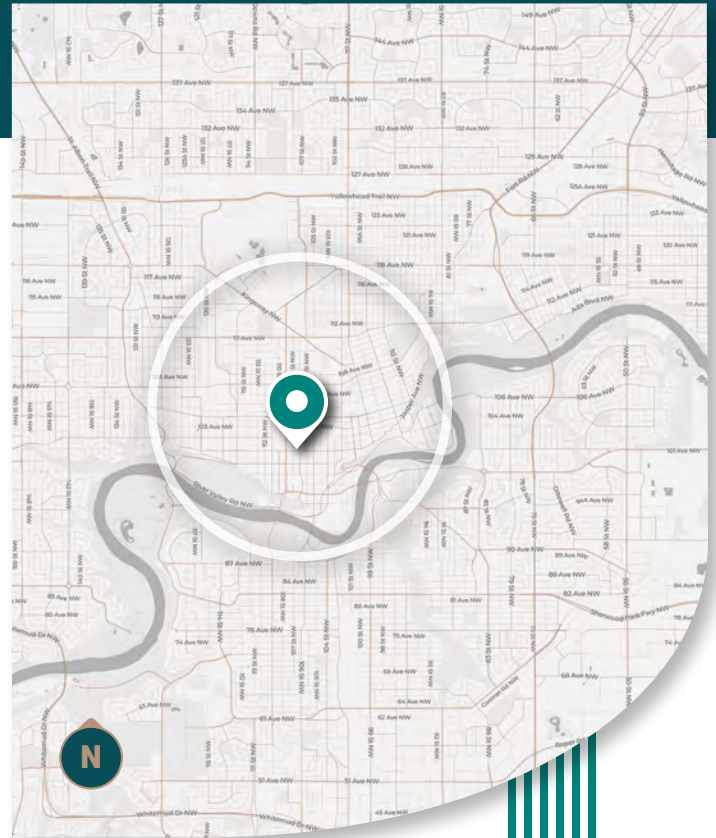
25.1% earn \$60-100,000
30.0% earn \$100,000+

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