



Colliers

AURORA
CANNABIS

ENTRANCE

56

PHASE FOUR

For Sub Lease

11,946 SF of Retail Space,
located in Phase Four of
West Edmonton Mall

8882 170 Street, Edmonton, Alberta

Afsar Khurshed

Associate Vice President
+1 780 969 3003
afsar.khurshed@colliers.

Tony Savchuk

Associate
+1 780 441 9740
tony.savchuk@colliers.com

The Space

Property Profile

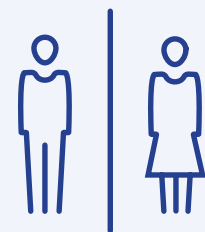
Address	8882 170 Street, Edmonton, Alberta
Area	11,946 SF
Zoning	Direct Control (DC)
Sublease Expiry	October 31, 2028
Phase	Four
Parking	Ample Scramble & 6 dedicated
Sub Lease Rate	Contact Agent
Entrances	Interior and Exterior



6 Dedicated parking stalls



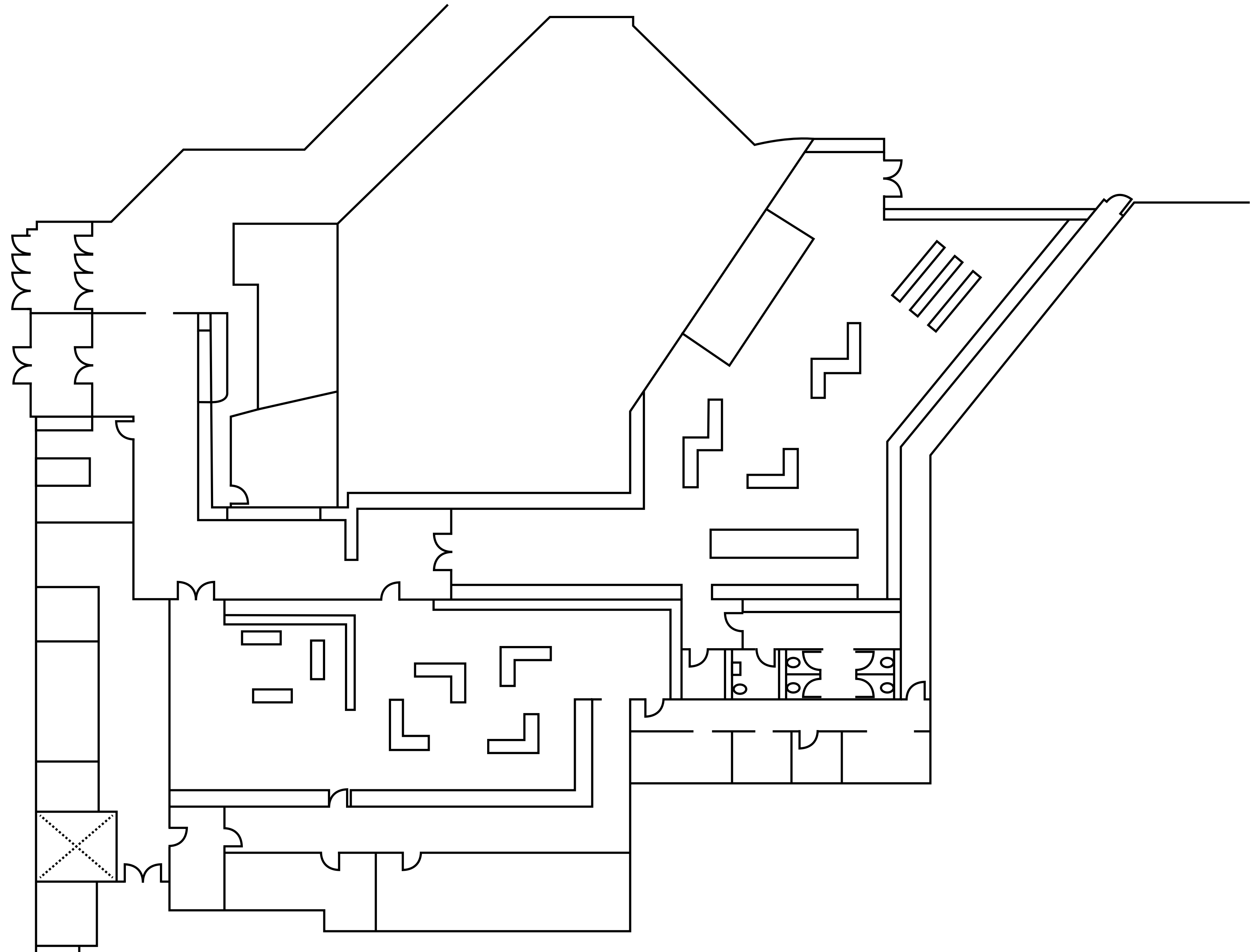
Interior and exterior access



Private washrooms



Secure Vault

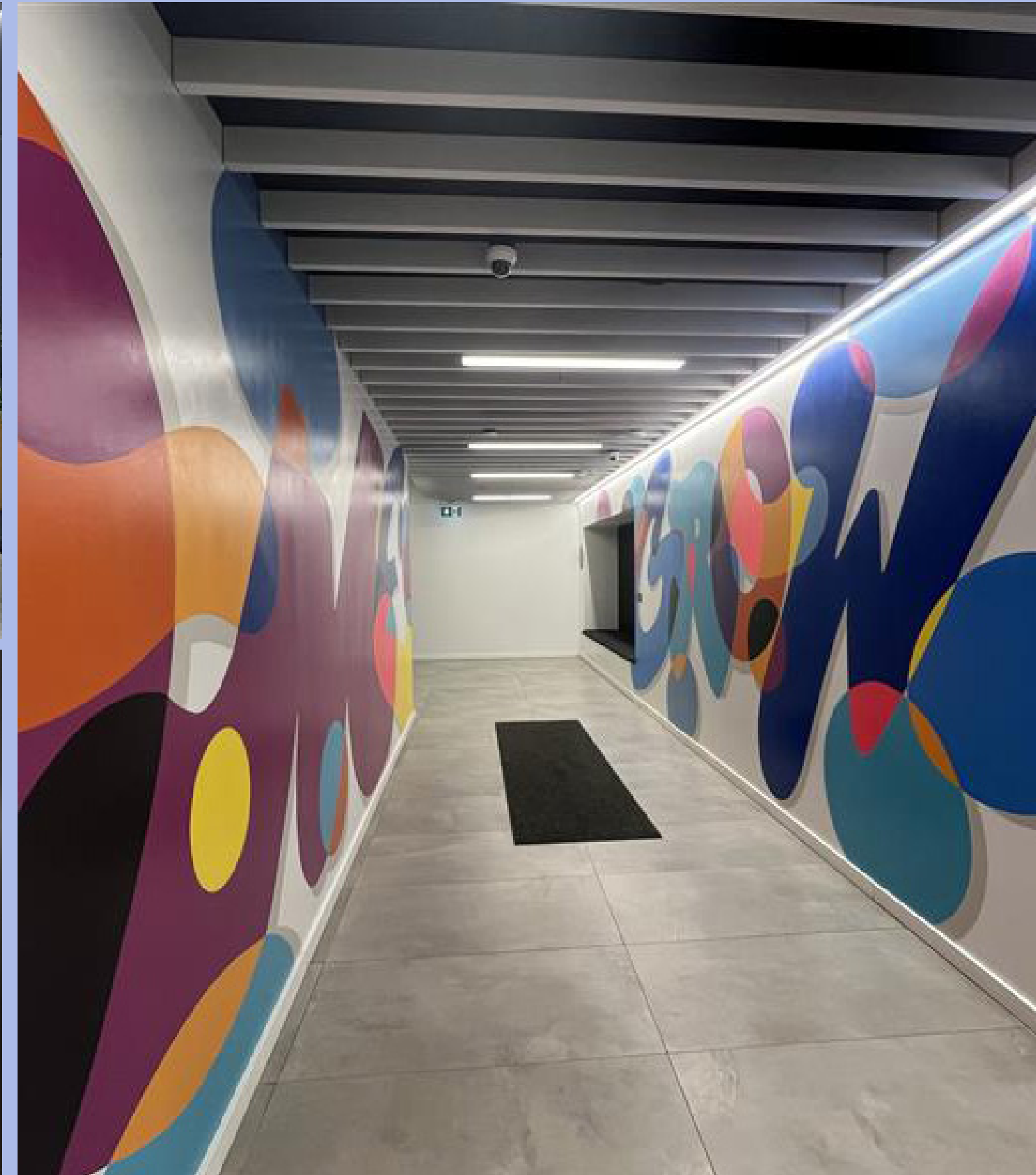
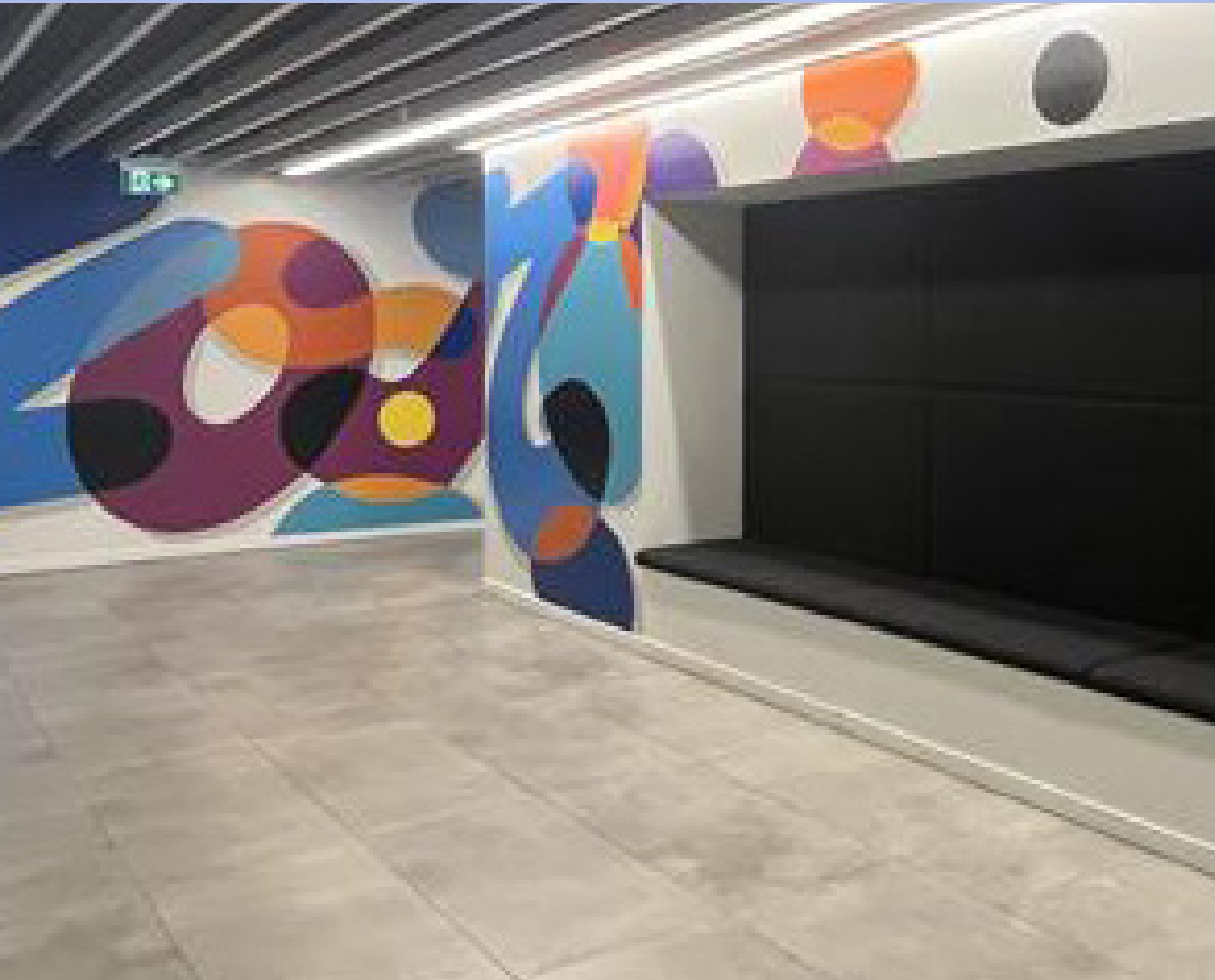


Area Overview

West Edmonton Mall is one of the largest shopping and entertainment complexes in North America. Boasting over 800 stores and services, including major retailers, boutiques, and specialty shops, it offers a diverse shopping experience for visitors. Beyond retail, the mall features a wide array of entertainment options, such as an indoor amusement park, a water park with world-class slides and attractions, an indoor skating rink, and a themed miniature golf course. Additionally, the mall hosts numerous dining establishments ranging from casual eateries to fine dining restaurants, making it a destination for both shopping and leisure. With its extensive amenities and attractions, West Edmonton Mall draws millions of visitors annually, serving as a prominent hub for entertainment and retail in the region. Phase 4 of West Edmonton Mall includes many of these mall attractions with the Scotia Bank theatre located directly above this space. The Sublease unit neighbors the Lego Store with proximity to Simons and the large food court. This expansion introduced several new retail and dining options, enhancing the overall shopping and entertainment experience for visitors, with exciting developments planned for the near future



The Space



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At Colliers,
we are
enterprising.

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