

UP  
TO **23,000 SF**

Mixed-Use Ground Floor Retail



# THE SWITCH AT STATION LANDS

101 STREET & 105 AVENUE | EDMONTON, AB

## + PRIME RETAIL SPACE IN A VIBRANT, COMMUNITY-DRIVEN DESTINATION

Imagine your business in the heart of Downtown Edmonton's new urban hub, The Switch at Station Lands, offering unparalleled visibility and foot traffic.

With two iconic residential towers—285 mid-rise and over 400 high-rise units—this dynamic development integrates retail, residential, and commercial spaces seamlessly. Offering a pedestrian friendly design and a vibrant public plaza, The Switch is at the heart of Station Lands, where energy, convenience, and growth come together.

The Switch offers 23,000 SF of prime ground-floor retail space, featuring flexible leasing options ranging from 825 to 8,055 SF, with customization potential to meet any retail or dining concept.

QUALICO<sup>®</sup>  
PROPERTIES

Creating Spaces That Connect  
PEOPLE + BUSINESSES + SERVICES

# + RESTAURANT OPPORTUNITY



Showcase your restaurant in this prime location offering stunning views of 101 Street, Rogers Place, and ICE District. The Switch is perfect for a destination dining experience, combining high visibility with a vibrant atmosphere.

**SPACIOUS LAYOUT:**  
4,465 SF of well-designed space.

**STRATEGIC LOCATION:**  
Nestled in the heart of the growing Station Lands district, ensuring easy access for residents and visitors.

**CONVENIENT ACCESS:**  
Underground parking provides customers with hassle-free visits.

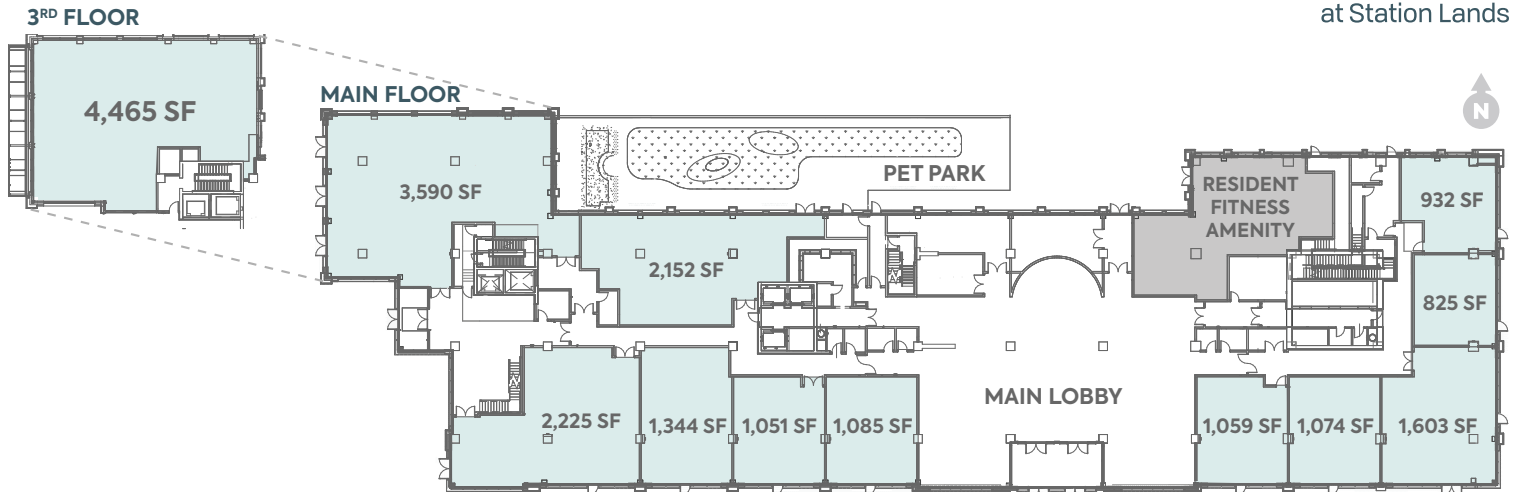
**PROMINENT EXPOSURE:**  
Exceptional visibility along 101 Street, with prominent exterior signage for maximum branding impact.

**EXPANSIVE GLAZING:**  
Large windows offering sweeping views and abundant natural light on 3 sides.



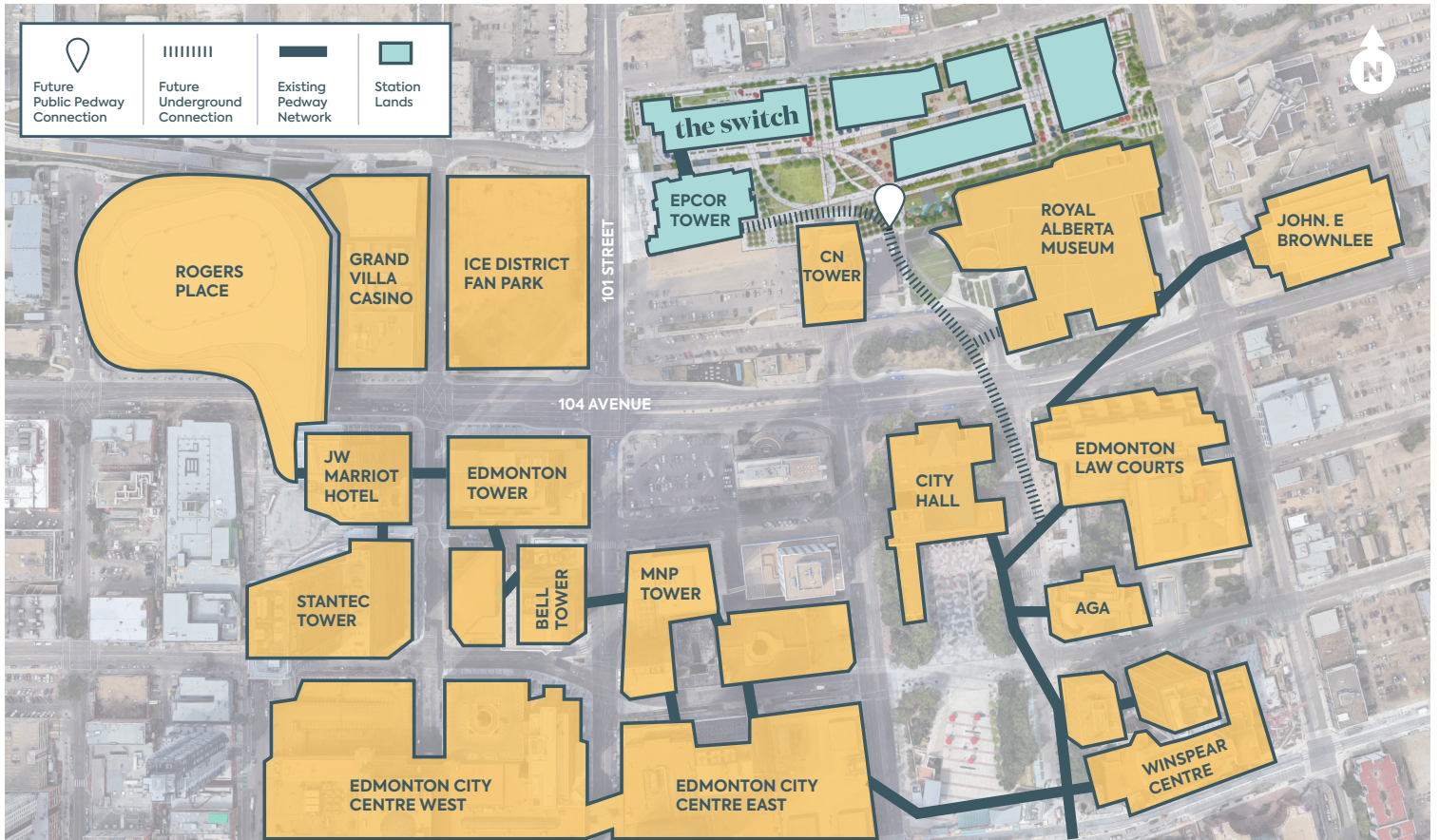
# + LEASING OPPORTUNITIES

**the switch**  
at Station Lands



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.

# + SITE OVERVIEW & FUTURE PEDWAY



## + DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME

**\$93,620**



DAYTIME POPULATION

**180,307**



MEDIAN AGE

**36.9**

\*Demographics: Within 3km as of January 18, 2024, Sitewise

## + PROPERTY DETAILS



**SITE AREA**  
9 Acres



**RENTAL RATE**  
Negotiable



**AVAILABILITY**  
Immediate occupancy



**OPERATING COSTS**  
Prop Tax: \$12.54/SF  
CAM: \$12.50/SF  
**EST. TOTAL: \$25.04/SF**



**PARKING RATIO**  
1/1,000 SF



**CUSTOMER PARKING**  
Ample underground customer parking

# + A THRIVING HUB FOR RETAIL SUCCESS



## + PUBLIC PLAZA

Leverage The Switch's lively 1.5-acre public plaza, hosting year-round events like live performances, pop-ups, and markets. This dynamic space is designed to increase foot traffic, grow your customer base, and foster community engagement.

- PERFORMANCE STAGES
- PEDESTRIAN FRIENDLY
- FLEXIBLE PROGRAMMING

### PRIME EXPOSURE. A CAPTIVE MARKET. HIGH FOOT TRAFFIC.

- With roughly 900 residents, you'll have access to a guaranteed customer base.
- Drawing visitors directly to your storefronts, the corridor ensures steady foot traffic from local office workers, residents, and visitors to nearby attractions like Rogers Place.
- Prime frontage captures attention day and night, with high visibility and steady foot traffic.



## + CONTACT



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PROPERTIES



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