

AVISON
YOUNG

Kona Corner

8616 - 175 Street NW
Edmonton, AB



Ready for occupancy!

FOR LEASE






Ben Volorney
Principal
+1 780 909 5810
ben.volorney@avisonyoung.com

Prime location for
retail & medical users,
directly across from
West Edmonton Mall

Kona Corner

8616 - 175 Street NW

HIGHLIGHTS

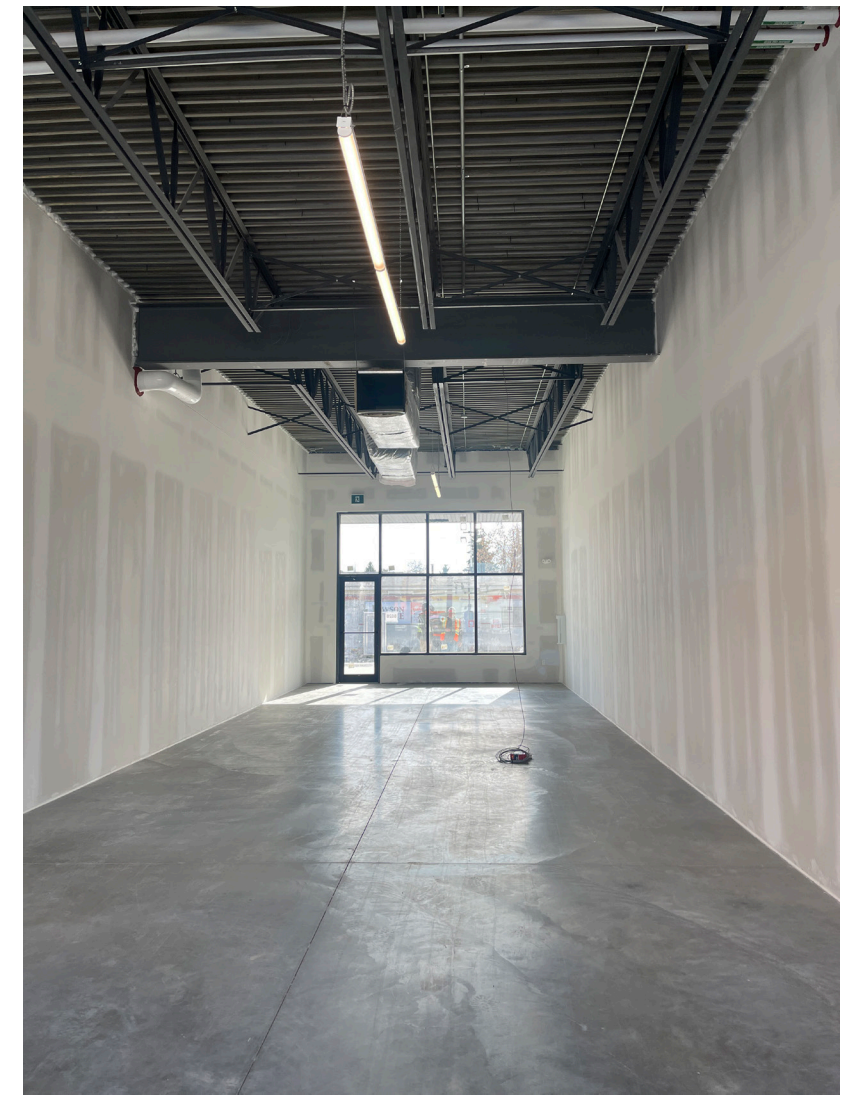
-  Availabilities from 1,164 sf up to 3,671 sf
-  Located south of 87 Avenue directly across from West Edmonton Mall
-  Seconds away from WEM transit centre and the soon-to-be Valley West LRT line
-  Large windows on all sides of building letting in ample natural light
-  High ceilings and north/south glazing in each bay

OFFERING SUMMARY

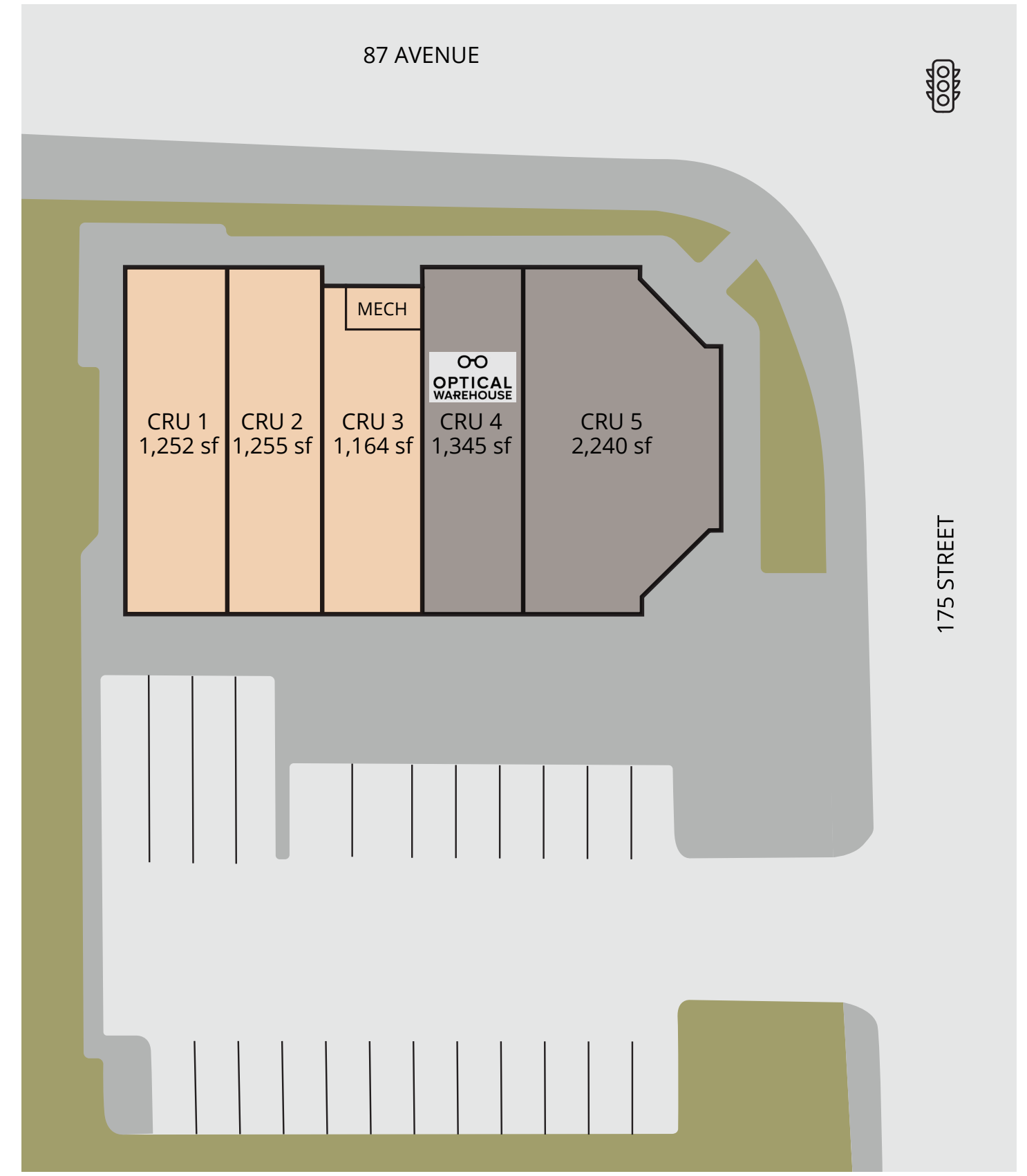
Address:	8616 - 175 Street NW
Availabilities:	1,164, 1,252, & 1,255 sf
Lease rate:	Market
Op. costs:	\$17.00 psf (2025 est.)
Timing:	Immediate

AVAILABILITIES

CRU 1	1,252 sf	Available
CRU 2	1,255 sf	Available
CRU 3	1,164 sf	Available
CRU 4	1,345 sf	Optical Warehouse
CRU 5	2,240 sf	Dental Clinic



SITE PLAN



AVAILABLE LEASED

Kona Corner

8616 - 175 Street NW

LOCATION OVERVIEW


Kona Corner is located in the neighbourhood of Thorncliff, situated between West Edmonton Mall to the north and Whitemud Drive to the south. With quick access to 170 Street, Whitemud Drive, and Anthony Henday Drive Kona Corner is connect to all corners of the city.


West Edmonton is a diverse and dynamic part of the city known for its mix of residential neighborhoods, commercial areas, and recreational attractions. This quadrant is a well-rounded area with a mix of urban and suburban characteristics. It's a great place for families, professionals, and retirees, offering a combination of entertainment, amenities, and accessibility. The area continues to grow, with new residential and commercial developments expanding westward.

DEMOGRAPHICS (3km, 2024)

 **74,758**
Population

 **\$121,363**
Average household income

 **40**
Median age

 **72,632**
Total daytime population



Kona Corner

8616 - 175 Street NW



West Edmonton Mall (WEM) is one of the largest shopping and entertainment complexes in the world, spanning 5.3 million square feet. It features over 800 stores and luxury boutiques, an indoor water park, Galaxyland amusement park, and other major attractions.

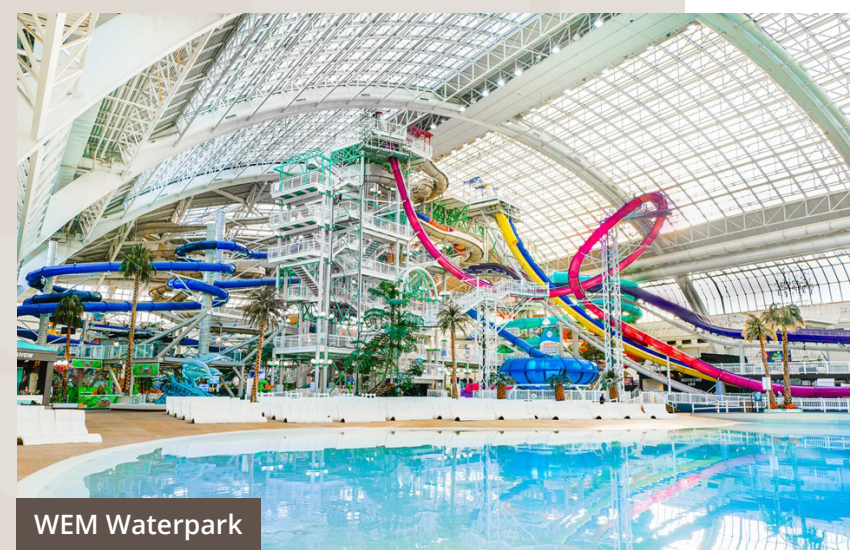
With this major retail destination located directly north of Kona Corner, there will be immediate visibility and an unmistakable reference point. Locate your business in this attractive and modern new retail development, with expansive ceilings and attractive north/south access points.



West Edmonton Mall



WEM Transit Centre Rendering



WEM Waterpark



Galaxyland



Kona Corner

8616 - 175 Street NW

For more
information

Ben Volorney

Principal

+1 780 909 5810

ben.volorney@avisonyoung.com

Visit us online
avisonyoung.com

©2025 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**