

THE SWITCH AT STATION LANDS

10465 – 101 STREET | EDMONTON, AB

RETAIL SPACE FOR LEASE

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® PROPERTIES | Station Lands

RESTAURANT OPPORTUNITY

the switch
at Station Lands



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 efficient space.

Prime Location: In the heart of the growing Station Lands district with easy access for residents and visitors

Easy Access: Underground parking for hassle-free customer visits.

High Visibility: Prime exposure along 101 Street with prominent exterior signage.

Expansive Glazing: Large windows on three sides offer natural light and great views.

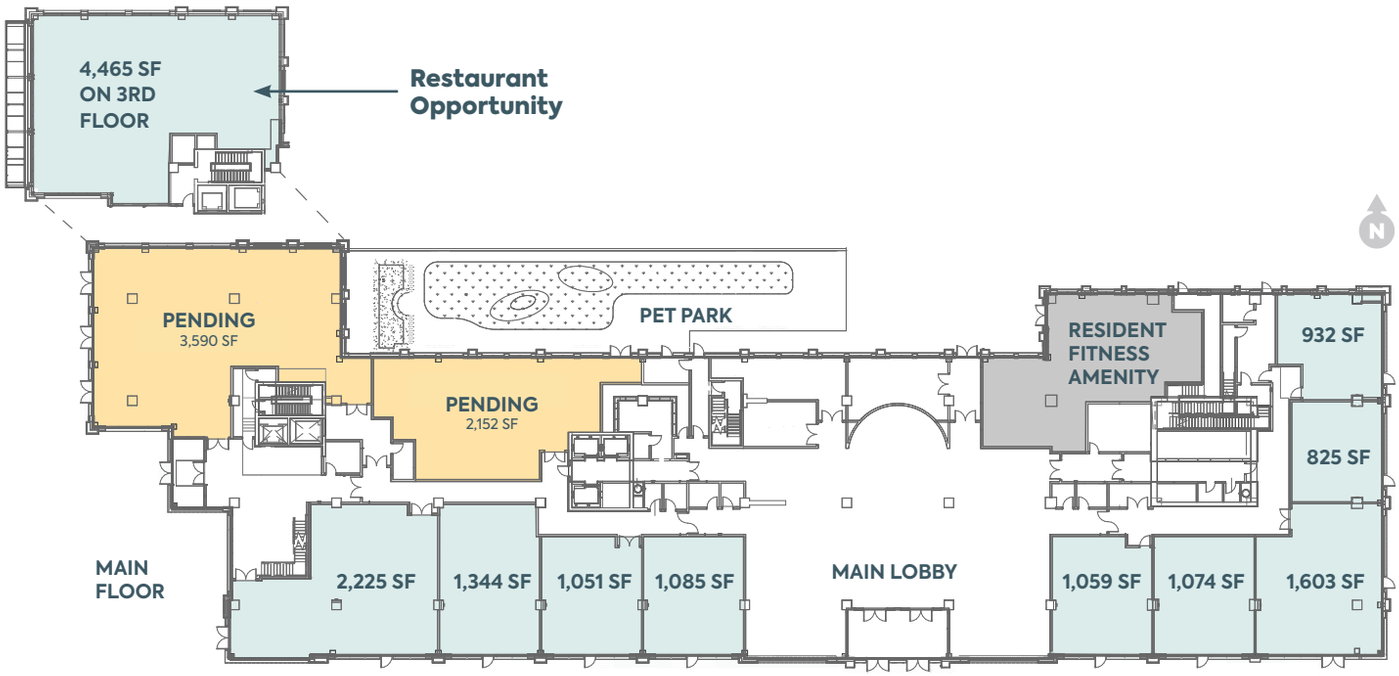


Conceptual render – subject to change.



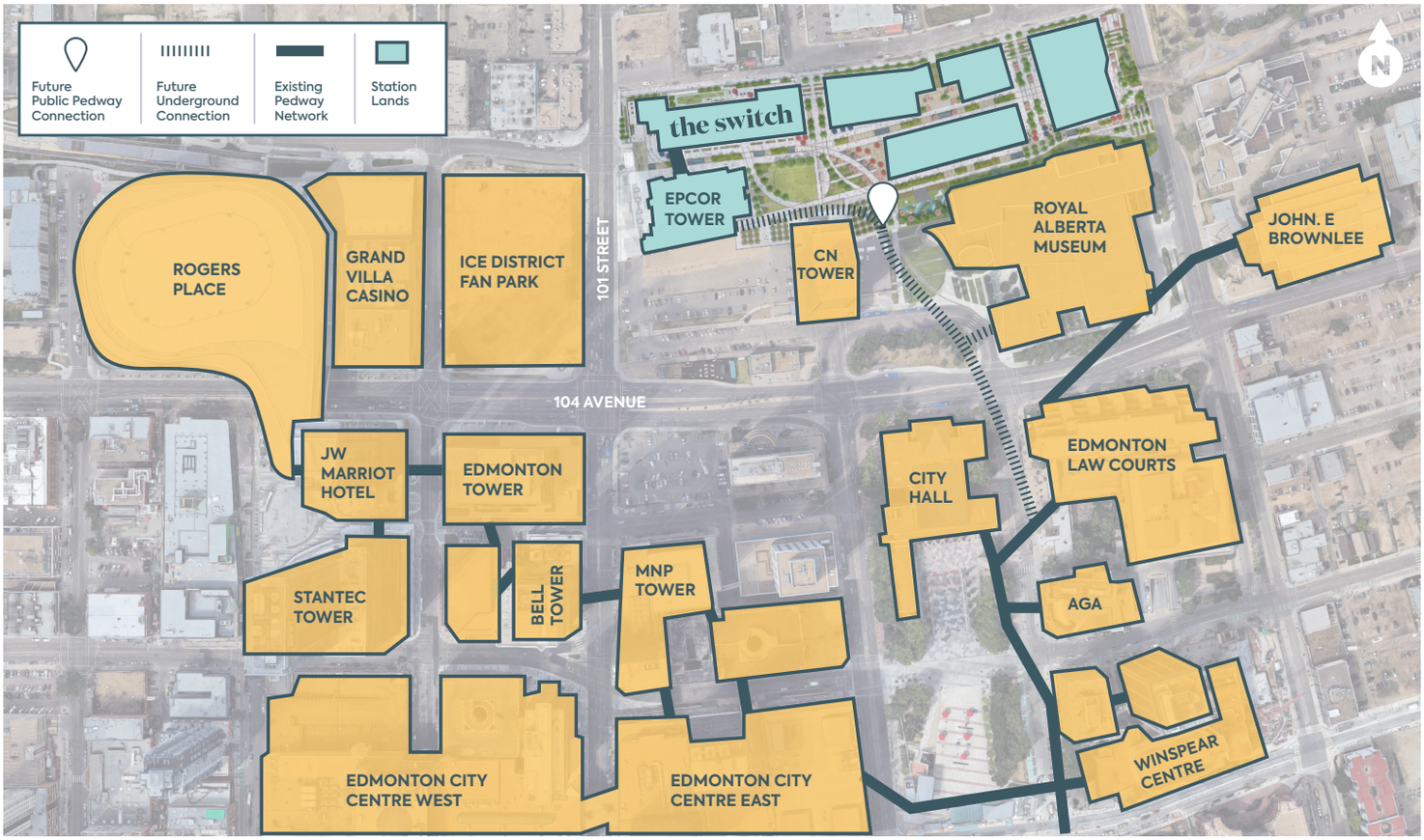
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LEASING OPPORTUNITIES



SITE OVERVIEW & FUTURE PEDWAY

the switch
at Station Lands



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
Market

AVAILABILITY
Immediate occupancy

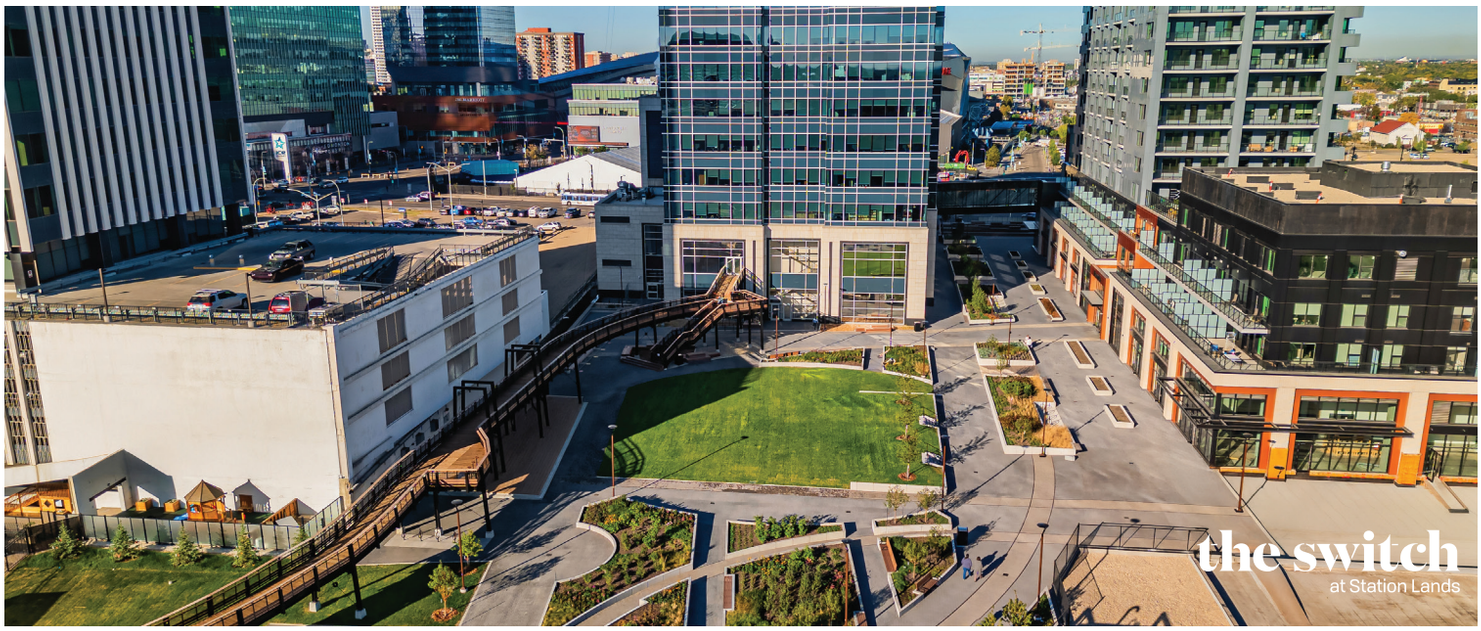
OPERATING COSTS
TBD

PARKING RATIO
1/1,000 SF

CUSTOMER PARKING
Ample underground customer parking

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.

A THRIVING HUB FOR RETAIL SUCCESS



PUBLIC PLAZA

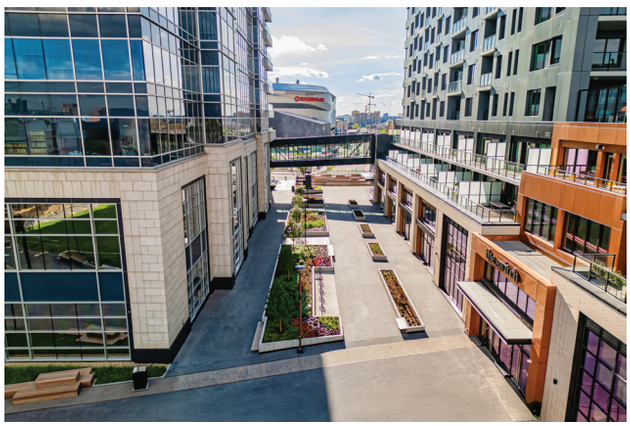
Leverage The Switch's lively 1.5-acre public plaza, hosting year-round events like live performances, pop-ups, and markets. This dynamic space is designed to increase foot traffic, grow your customer base, and foster community engagement.

- **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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QUALICO PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

Scan for retail website