



# THE MACLAREN BUILDING

10141 124 STREET  
EDMONTON, ALBERTA



## DEMOGRAPHICS

Demographics 2024



**Population**  
92,792 (3km)



**Household Income**  
\$98,069

## HIGHLIGHTS

The MacLaren is a mixed use residential and retail building on the corner of 124 Street and 102 Avenue. Recently built, this building blends aspects of the historic Buena Vista Building with modern architecture.

The 124 Street area consists of many shops, offices, and housing, giving the area a wide variety of consumers. Retailers will benefit from high foot traffic and a daytime population of 145,627 within 3km. Connected to major thoroughfares, transit routes, and bike lanes, The MacLaren is accessible from Downtown Edmonton, MacEwan University, and the University of Alberta.

## PROPERTY DESCRIPTION

**Lease Rate:**

Market

**Op. Costs:**

\$18.40 psf est. 2025

**Rentable Area:**

CRU 1: 4,214 sq. ft.  
CRU 2: 1,207 sq. ft.  
CRU 3: 2,856 sq. ft.

**Zoning:**

DC1 - Direct Development Control

**Possession:**

Immediately

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
[AvenueCommercial.com](http://AvenueCommercial.com)



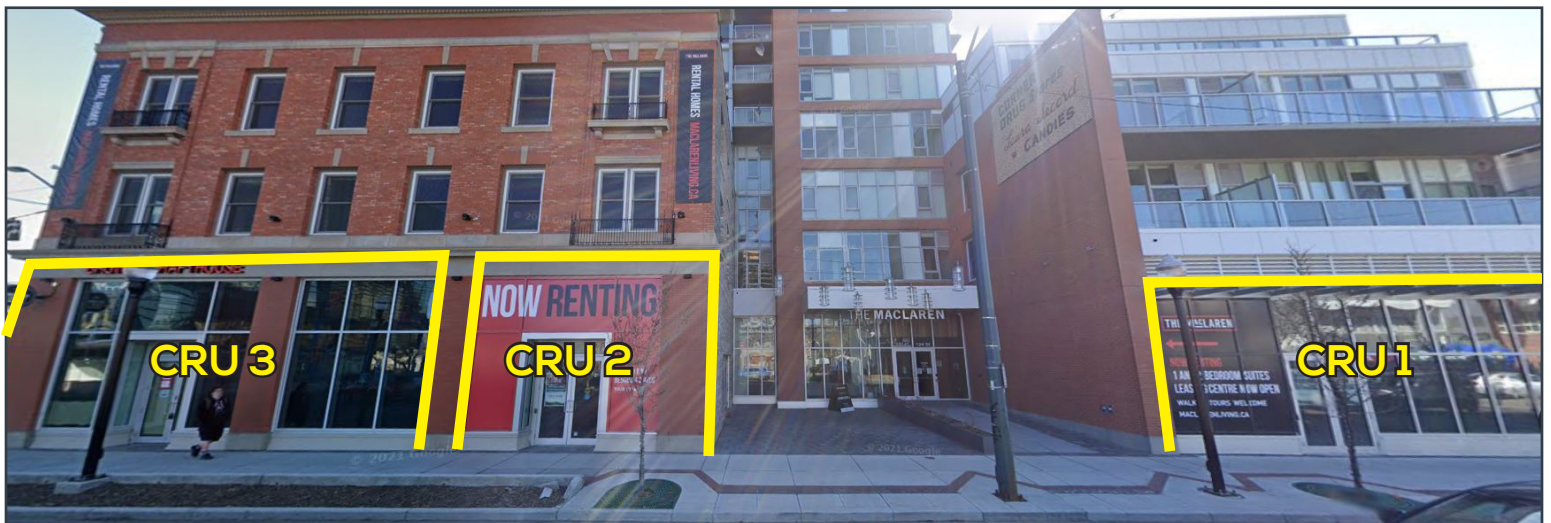
**Commercial**  
Real Estate Solutions







The MacLaren | 10141 - 124 Street





# CRU 1

10141 124 Street, Edmonton, Alberta



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# CRU 3

10141 124 Street, Edmonton, Alberta



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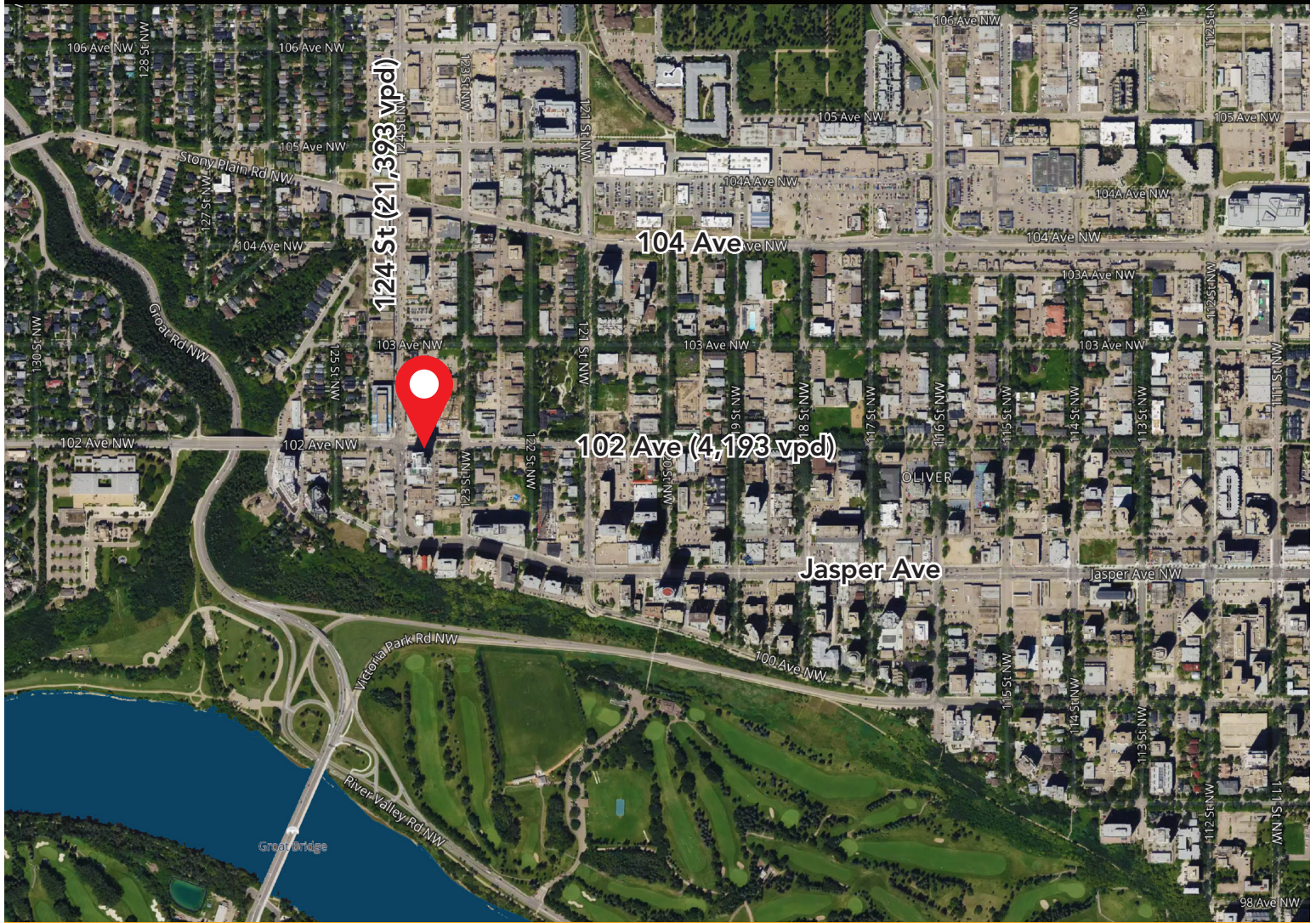
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## LOCATION

10141 124 Street, Edmonton, Alberta



## CHOOSE YOUR AVENUE

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**Brandon Lau**

*Vice President, Sales and Leasing*

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