

# FOR LEASE



EDMONTON'S MOST UNIQUE RETAIL DEVELOPMENT!

1,787 - 3,018 SF AVAILABLE IMMEDIATELY

# MANCHESTER SQUARE

12016 - 107 Avenue NW, **Edmonton, Alberta**

**Karina Lopez**

Senior Associate

780 429 9393

[karina.lopez@cwedm.com](mailto:karina.lopez@cwedm.com)

**Devan Ramage**

Associate

780 420 1177

[devan.ramage@cwedm.com](mailto:devan.ramage@cwedm.com)

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**CUSHMAN & WAKEFIELD**

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

[www.cwedm.com](http://www.cwedm.com)

# PROPERTY HIGHLIGHTS

- One of a kind retail development strategically located in the heart of the Queen Mary Park Neighborhood.
- Come join a wide variety of unique operators including: Rhubarb Café & Cocktails, Arcadia Brewing Co, Western Sandwich Company, The Tin Box, Carbon Environmental, Always Occasions and Douglas Mattress Store.
- Strategically located along 107th Avenue which sees over 22,681 vehicles per day.
- Multiple access points from 107th Avenue and 120 Street.
- Ample on site parking.
- High exposure pylon signage opportunity available.
- (DC2) Site Specific Development Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$13.77 /SF (2025)

## PROPERTY PHOTO



## PROPERTY PHOTO



## PROPERTY DETAILS

|                    |  |
|--------------------|--|
| Municipal Address: | 12016 - 107 Avenue NW                  |
| Legal Description: | Lot 1, Block 20, Plan 9223242          |
| Zoning:            | (DC2) Site Specific Development Zoning |
| Neighbourhood:     | Queen Mary Park                        |
| Built:             | 2020                                   |

**UNIT 9: 2,955 SF**

**LEASED!**



**FULLY FIXTURED RESTAURANT!**



**UNIT 10: 2,998 SF**

**PENDING**



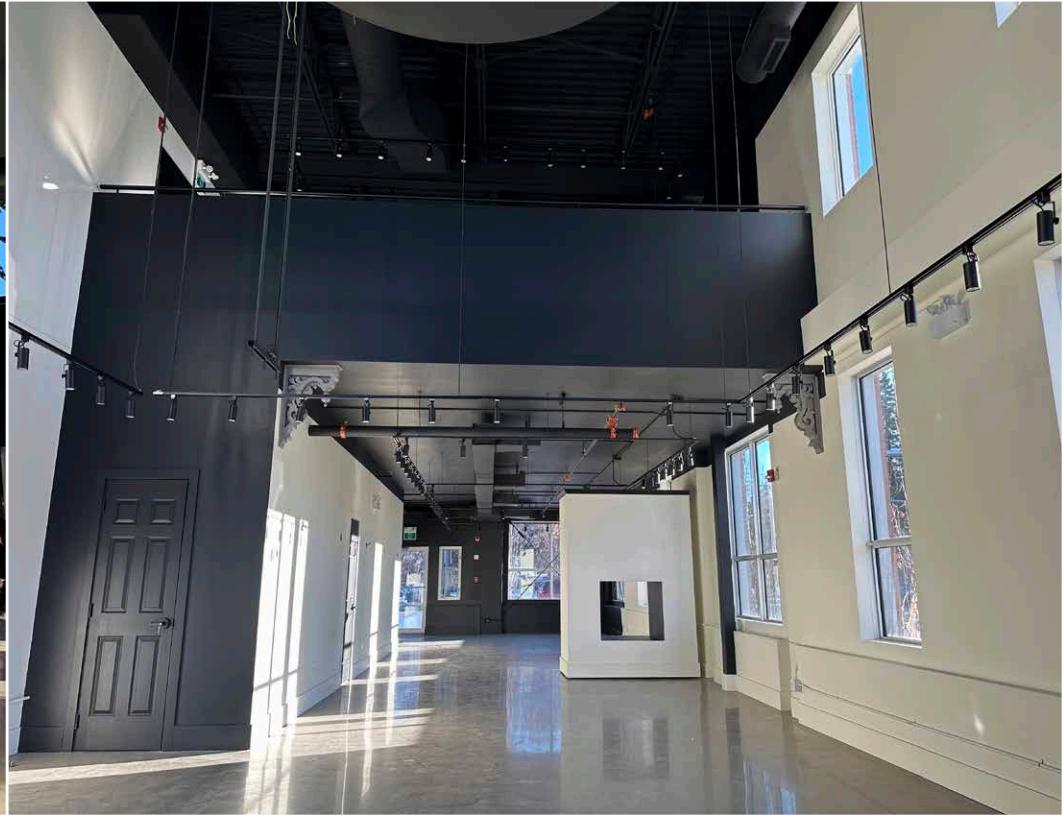
## UNITS 18 & 19: SECOND FLOOR - 2,453 SF

LEASED!

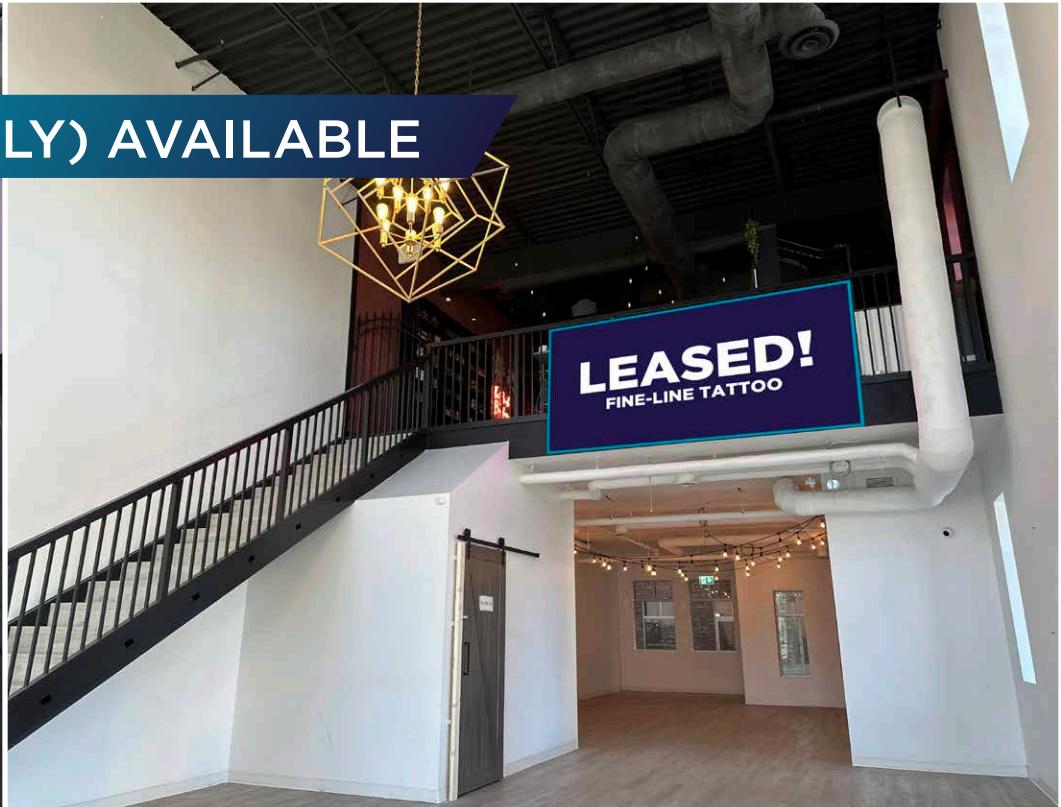


## UNITS 18 & 19: MAIN FLOOR

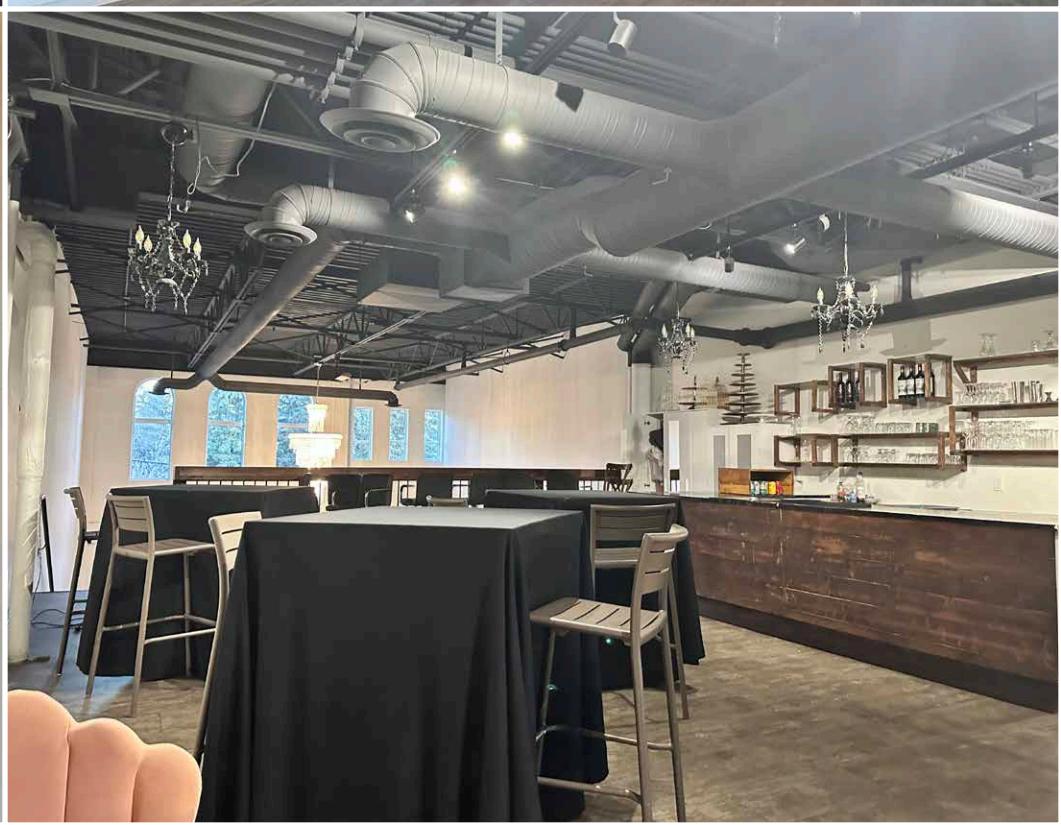
LEASED!



## UNIT 13: 1,787 SF (MAIN FLOOR ONLY) AVAILABLE



## UNIT 14: 2,941 SF



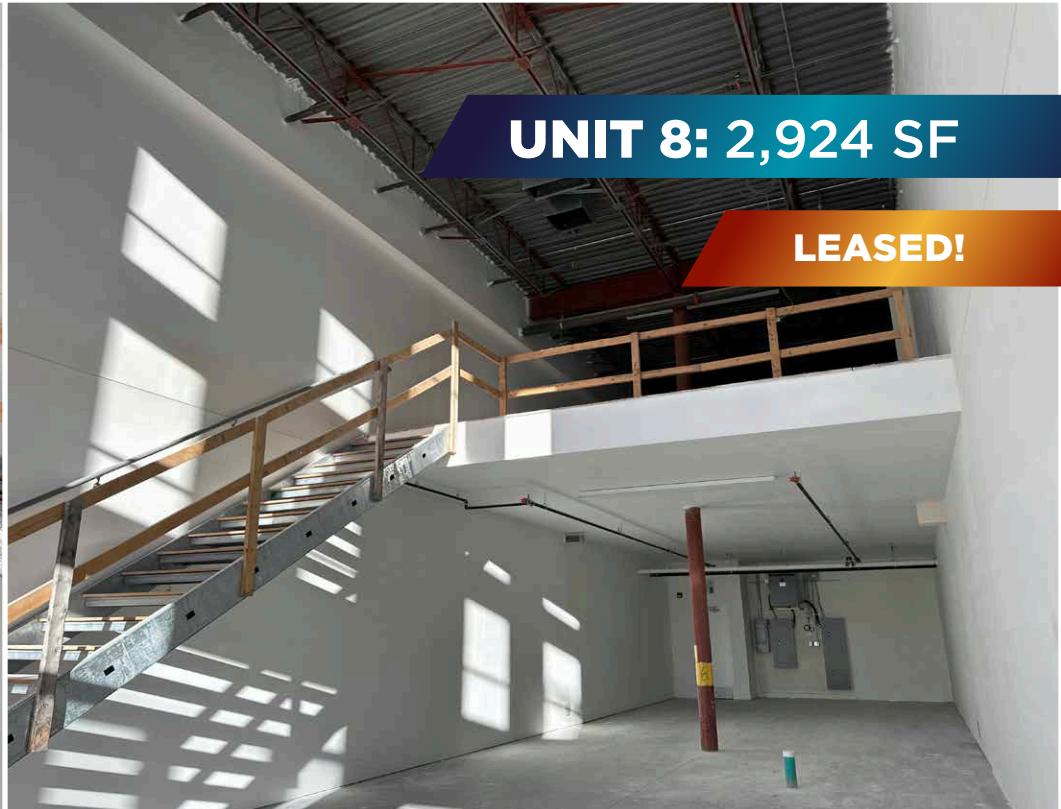
**UNIT 7: 3,056 SF**

**LEASED!**



**UNIT 8: 2,924 SF**

**LEASED!**



**UNIT 11: 2,988 SF**



**UNIT 5: 3,018 SF**



# DEMOGRAPHICS



| POPULATION |        |         |
|------------|--------|---------|
| 1km        | 3km    | 5km     |
| 14,064     | 88,141 | 208,310 |



| AVERAGE INCOME |           |           |
|----------------|-----------|-----------|
| 1km            | 3km       | 5km       |
| \$94,276       | \$102,779 | \$106,746 |

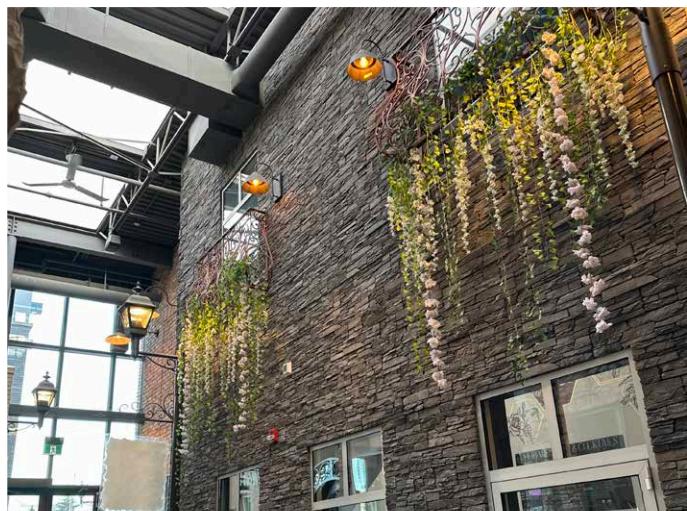


| HOUSEHOLDS |        |        |
|------------|--------|--------|
| 1km        | 3km    | 5km    |
| 7,829      | 46,123 | 99,979 |



**VEHICLES PER DAY**  
107 Ave VPD (2023): 22,681  
124 Street VPD (2023): 17,093  
117 Street VPD (2023): 11,718

## AERIAL VIEW



# SITE PLAN



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Edmonton

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**107 AVE**  
**22,681 VPD**