

FOR LEASE



PARAISO TROPICAL
LATIN MARKET

NEW TENANT

EDMONTON'S MOST UNIQUE RETAIL DEVELOPMENT!

1,787 - 3,018 SF AVAILABLE IMMEDIATELY

MANCHESTER SQUARE

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

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CUSHMAN & WAKEFIELD
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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 (Est. 2026)

PROPERTY PHOTO



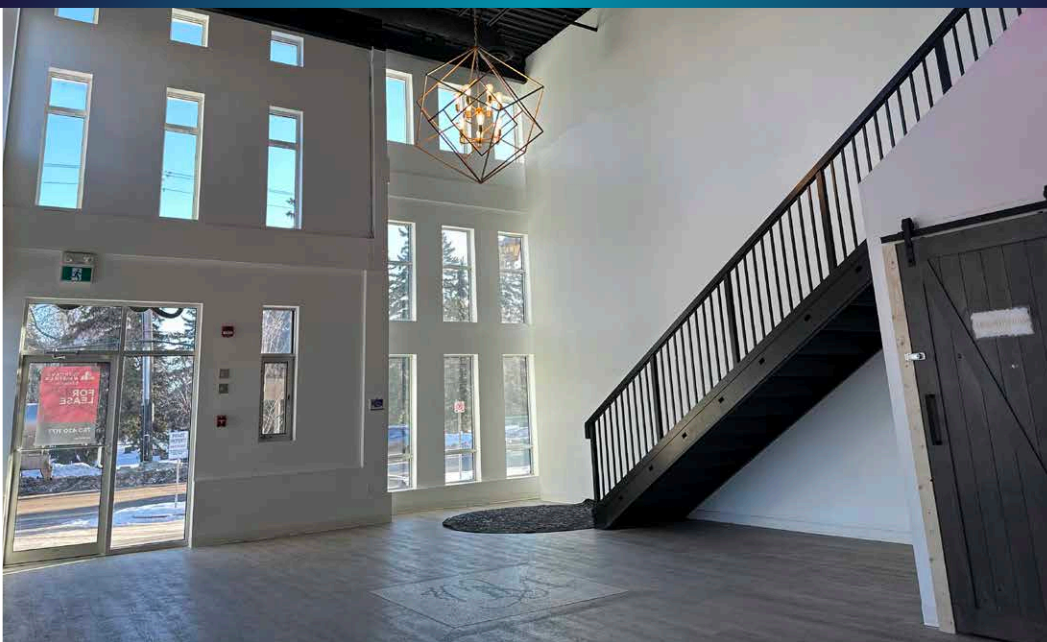
PROPERTY PHOTO



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 13: 1,787 SF (MAIN FLOOR ONLY)



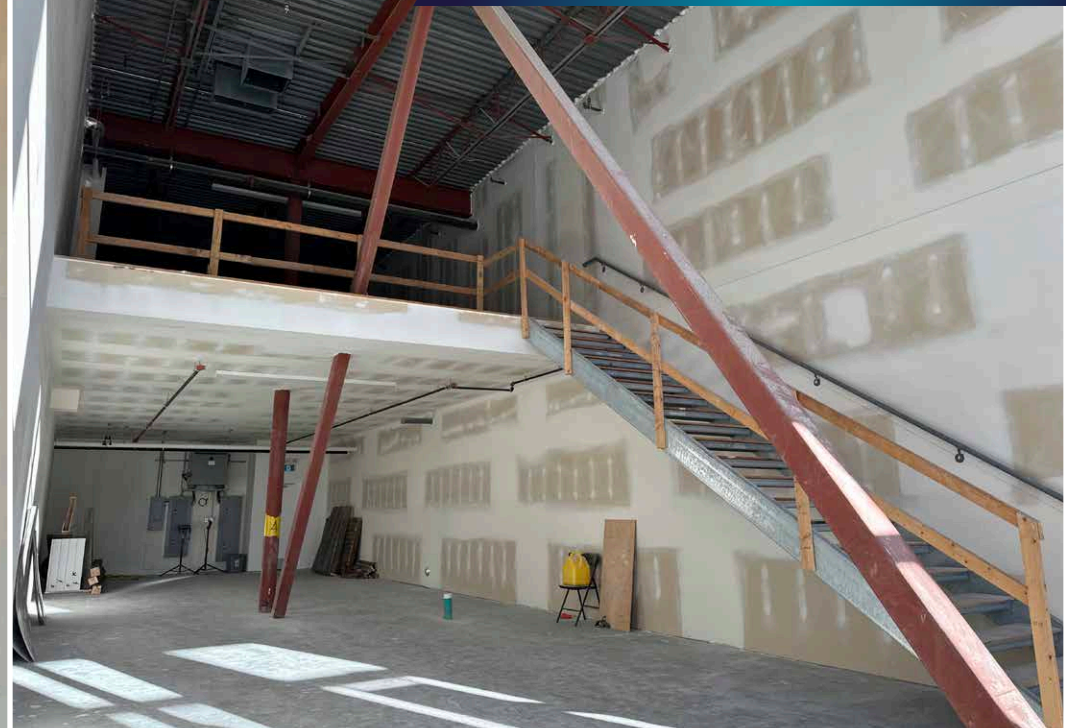
UNIT 11: 2,988 SF



UNIT 14: 2,941 SF



UNIT 5: 3,018 SF



UNIT 9: 2,955 SF

LEASED!



FULLY FIXTURED RESTAURANT!



UNIT 10: 2,998 SF

LEASED!



UNIT 7: 3,056 SF

LEASED!



UNIT 8: 2,924 SF

LEASED!

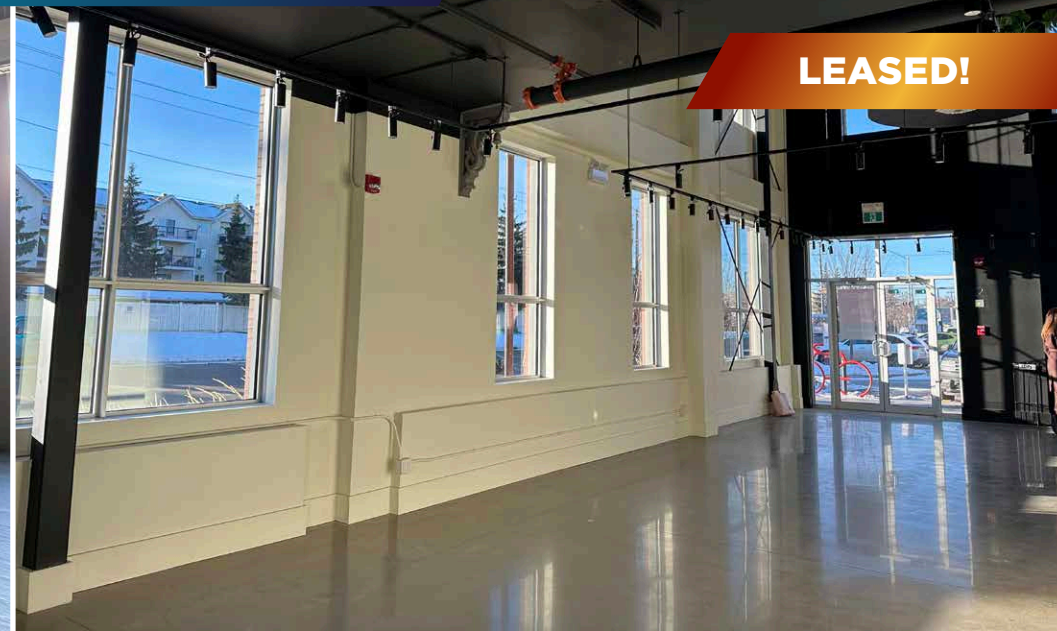


UNITS 18 & 19: MAIN & SECOND FLOOR - 2,453 SF

LEASED!



LEASED!



DEMOGRAPHICS



POPULATION

1km	3km	5km
14,064	88,141	208,310



AVERAGE INCOME

1km	3km	5km
\$94,276	\$102,779	\$106,746



HOUSEHOLDS

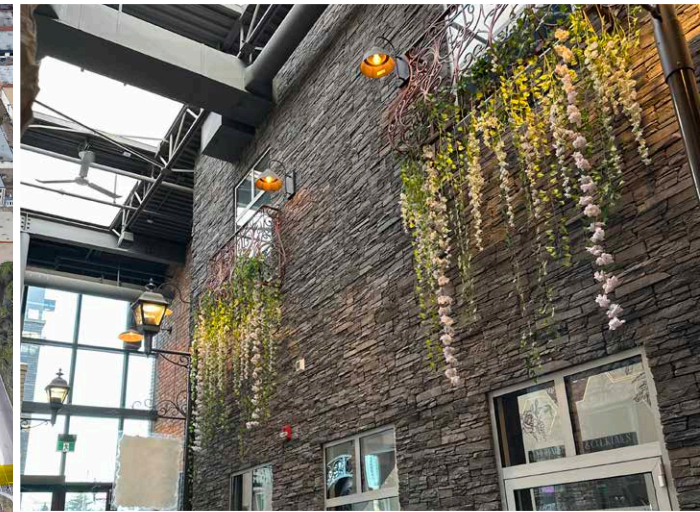
1km	3km	5km
7,829	46,123	99,979



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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← **107 AVE** **22,681 VPD** →