



High Exposure Retail Bays and Office Space

Property Highlights

- Excellent exposure to 137th Avenue with 28,300 VPD
- Excellent exposure to 97th Street with 46,500 VPD
- Close proximity to the Northgate Transit Centre



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CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

10088 - 102 Avenue

Edmonton, AB T5J 2Z1

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Property Details

AVAILABILITY:	2,300 SF - 2nd floor office space
BASIC RENT:	Negotiable
ADDITIONAL RENT:	\$10.00 per SF (Est. 2019)
SITE SIZE:	33,058 SF
ZONING:	CSC - Shopping Centre Zone
CORRIDOR:	97 th Street
AVAILABLE:	Immediately
PARKING:	Ample surface parking

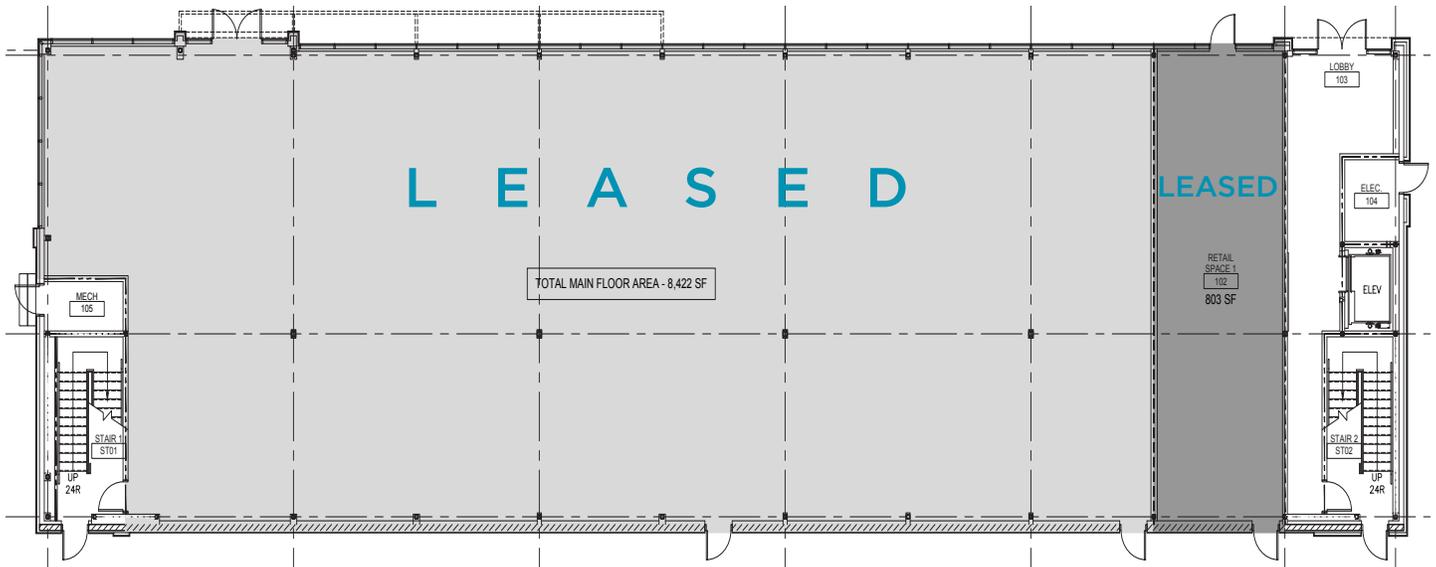


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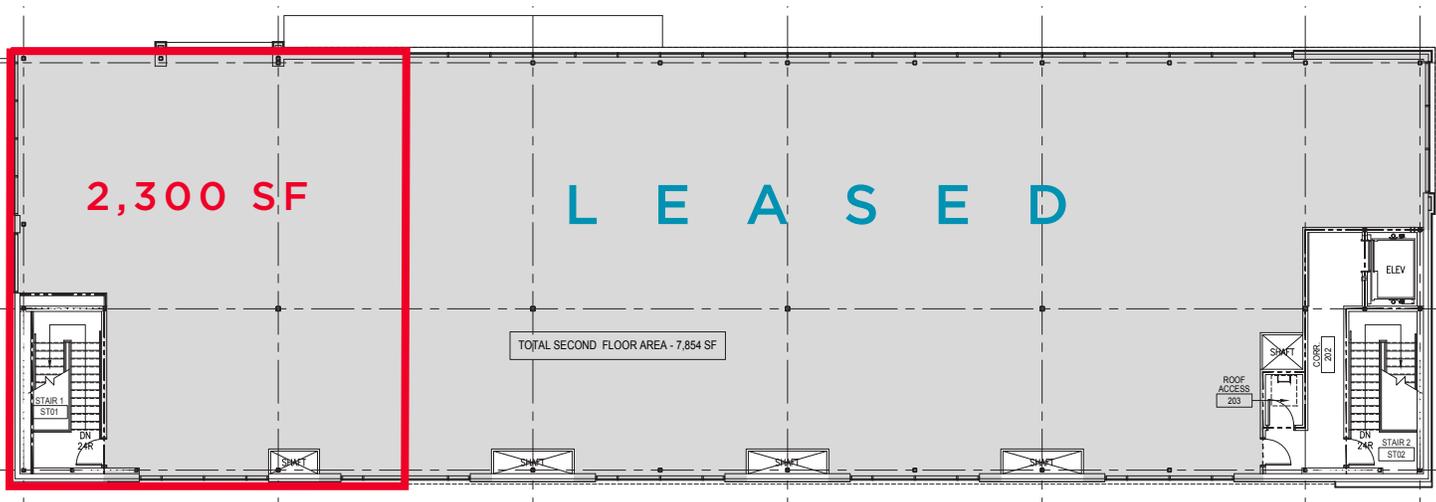
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Main Floor Plan



Second Floor Plan



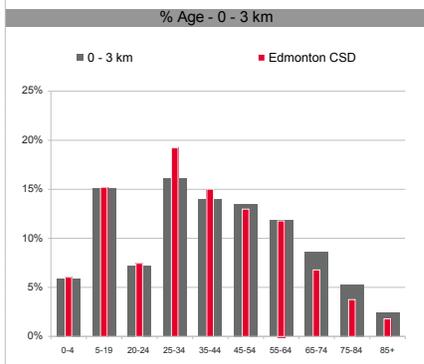
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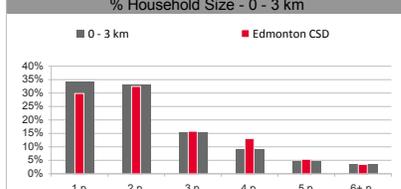
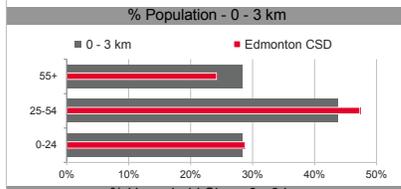
DEMOGRAPHICS

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Walmart Canada	9402-135Th Avenue Nort.	1.09
Dollarama	9450 137 Ave Nw	1.29
Dollarama	11810-103 Street North...	2.09
Winners	#0004 - 6806 - 137 Ave...	2.56
Best Buy Canada	149 - 1 Londonderry Ma...	2.78
Canadian Tire	11839 Kingsway Ave. Nw	3.29
Grocery & Convenience		
G & C Name	Address	Dist. (km)
7-Eleven Canada	12727 97Th St.	0.38
Shoppers Drug Mart	13514 97Th St	0.89
Rexall Canada	9499-137Th Ave Nw	1.05
Safeway Canada	200, 9499 - 137 Avenue..	1.08
T & T Supermarket Canada	#158 - 9450 - 137 Th A...	1.29
7-Eleven Canada	12203 97 Street	1.37
7-Eleven Canada	13203 82Nd Street Nw	1.77
Rexall Canada	8-9228 144 Avenue, N.W.	2.00
Mac'S Convenience Stores	11822 - 103 Street	2.05
Rexall Canada	11826 103St Nw	2.05
Nearest Banks		
Bank Name	Address	Dist. (km)
Royal Bank Of Canada (Rb)	9499 137Th Ave	0.94
Canadian Imperial Bank Of	9450 137Th Ave. Nw	1.23
Td Canada Trust	13711 93 St Nw	1.38
Scotiabank Canada	8108 118Th Avenue Nw	2.70
Canadian Imperial Bank Of	8004 118Th Ave.	2.79
Bmo Financial (Bank Of Mc	208 Kingsway Mall	3.14
Royal Bank Of Canada (Rb)	15735 97 St Nw	3.22
Bmo Financial (Bank Of Mc	9625 160Th Ave.	3.42
Royal Bank Of Canada (Rb)	10567 Kingsway Ave	3.51
Canadian Imperial Bank Of	12720 137Th Ave.	3.51

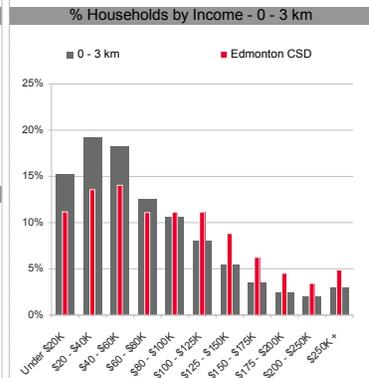
AGE		
	0 - 3 km	Edmonton
Population by Age	70,980	948,112
0 to 4 years	4,176	57,219
5 to 19 years	10,700	144,177
20 to 24 years	5,131	70,648
25 to 34 years	11,435	182,257
35 to 44 years	9,932	142,329
45 to 54 years	9,594	123,051
55 to 64 years	8,399	111,682
65 to 74 years	6,118	64,246
75 to 84 years	3,768	35,546
85 years and over	1,728	16,977
Median Age	38.9	36.3



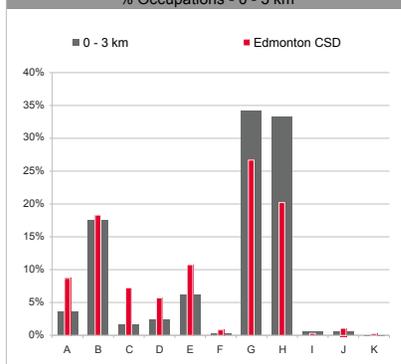
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2011 Population (Census)	64,690	844,116
2016 Population Estimate	70,980	948,112
2019 Population Projection	74,242	991,107
% Pop. Change (2011-16)	9.7%	12.3%
% Pop. Change (2016-19)	4.6%	4.5%
2016 Families	20,466	267,086
Married couples	11,717	182,515
Common-law couples	5,380	35,006
Lone-parent families	6,336	49,565
Average Persons Per Family	2.7	2.8



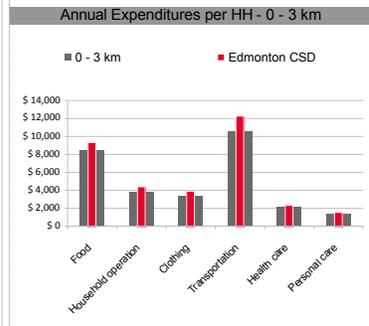
INCOME		
	0 - 3 km	Edmonton
Under \$20K	4,393	42,611
\$20 - \$40K	5,552	51,776
\$40 - \$60K	5,282	53,605
\$60 - \$80K	3,617	42,338
\$80 - \$100K	3,049	42,508
\$100 - \$125K	2,330	42,536
\$125 - \$150K	1,564	33,682
\$150 - \$175K	1,007	23,830
\$175 - \$200K	713	17,245
\$200 - \$250K	568	13,077
\$250K +	842	18,632
Average Household Income	\$ 82,332	\$ 107,713
Median Household Income	\$ 56,969	\$ 80,278



LABOR FORCE & OCCUPATIONS		
	0 - 3 km	Edmonton
Labour Force by Occupation	37,083	557,529
A Management	1,338	48,376
B Business & Finance	6,502	102,114
C Natural Sciences	612	40,364
D Health	866	31,764
E Educ. Gov't, & Religion	2,298	59,955
F Art, Culture, Rec, & Sport	93	4,580
G Sales & Service	12,648	148,812
H Trades & Transportation	12,315	112,709
I Primary Industry	202	1,648
J Processing & Manufacturing	203	5,956
K Not Applicable	7	1,251



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Edmonton
Expenditure Per Household	\$ 56,563	\$ 66,831
Food	\$ 8,431	\$ 9,320
Shelter	\$ 15,311	\$ 19,258
Household operation	\$ 3,801	\$ 4,395
Household equipment	\$ 2,209	\$ 2,727
Clothing	\$ 3,331	\$ 3,898
Transportation	\$ 10,624	\$ 12,269
Health care	\$ 2,130	\$ 2,320
Personal care	\$ 1,360	\$ 1,539
Recreation	\$ 4,395	\$ 5,462
Reading materials	\$ 279	\$ 349
Education	\$ 1,124	\$ 1,563
Tobacco and alcohol	\$ 2,018	\$ 2,018
Games of chance	\$ 381	\$ 310
Miscellaneous expenditure:	\$ 1,170	\$ 1,404



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