

FOR SUBLEASE **7-Eleven Sublease 11204 Jasper Avenue NW, Edmonton, AB**



2,900 SF Available Immediately!

Property Highlights

- Major Area Tenants: Cactus Club, Structube and Sicilian Pasta Kitchen
- Population 55,630 (1km)
- Population Growth: 20.2% (2018-2023) (1km)
- Median Household Income \$75,543 (1km)
- Median Age (1km): 35 years old
- Average Daily Traffic Counts: 31,500 VPD



Brett Killips Partner 780 702 2948 brett.killips@cwedm.com Dane Phaneuf Associate 780 993 8574 dane.phaneuf@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 8, 2022

CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com



FOR SUBLEASE **7-Eleven Sublease** 11204 Jasper Avenue NW, Edmonton, AB

Property Details

Demographics

Municipal Address:	11204 Jasper Avenue NW,
Legal Description:	Lot 167, Block 12, Plan 9522442
Zoning:	Direct Development Control (DC1)
Neighbourhood:	Oliver
Building Size:	2,900 SF

Built:	1995			
Lot Area:	18,000 SF			
Availability:	Immediately			
Lease Rate:	\$34.00 Per SF Net			
Lease Expiry Date:	March 31, 2025			

POPULATION			AVERAGE INCOME					
	1km	3km	5km	1	8	1km	3km	5km
	23,441	101,254	101,254			\$75,543	\$85,191	\$90,975
				1				
HOUSEHOLDS				VEHICLES PER DAY				
	1km 14,593	3km 54,599	5km 105,912		31,500 on Jasper Ave in front of property in 2022			

Property Photo



Brett Killips Partner 780 702 2948 brett.killips@cwedm.com Dane Phaneuf Associate 780 993 8574 dane.phaneuf@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price,rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. June 8, 2022