

| JASPER GATES |

15006 STONY PLAIN ROAD | EDMONTON | AB

RETAIL FOR LEASE



FRESHCO AND LONDON DRUGS ANCHORED SHOPPING CENTRE

- ±7,281 SF endcap space available for lease
- Situated on the prominent corner of 149th Street and Stony Plain Road, offering exposure to over 32,600 vehicles per day
- High profile site on a prominent intersection in Edmonton
- Anchored by Freshco and London Drugs, TD Canada Trust and Dollarama

CAM PICKETTS

Partner | Broker

780.437.7654

cam.picketts@omada-cre.com

BEN ASHWORTH

Associate

780.540.5329

ben.ashworth@omada-cre.com

| OMADA-CRE.COM

| 780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL

PROPERTY FEATURES

15006 STONY PLAIN ROAD | EDMONTON | AB

Vacancy	±7,281 SF	Zoning	Site Specific Development Control Provision (DC2 (1100))
Available	Immediately	Basic Rent	Negotiable
Municipal	15006 Stony Plain Road, Edmonton, AB	Op Costs	Est. \$7.50 PSF
Legal	Plan 902290, Block 61, Lot 5	Utilities	Separately metered



HIGH TRAFFIC
LOCATION



ABUNDANT
PARKING



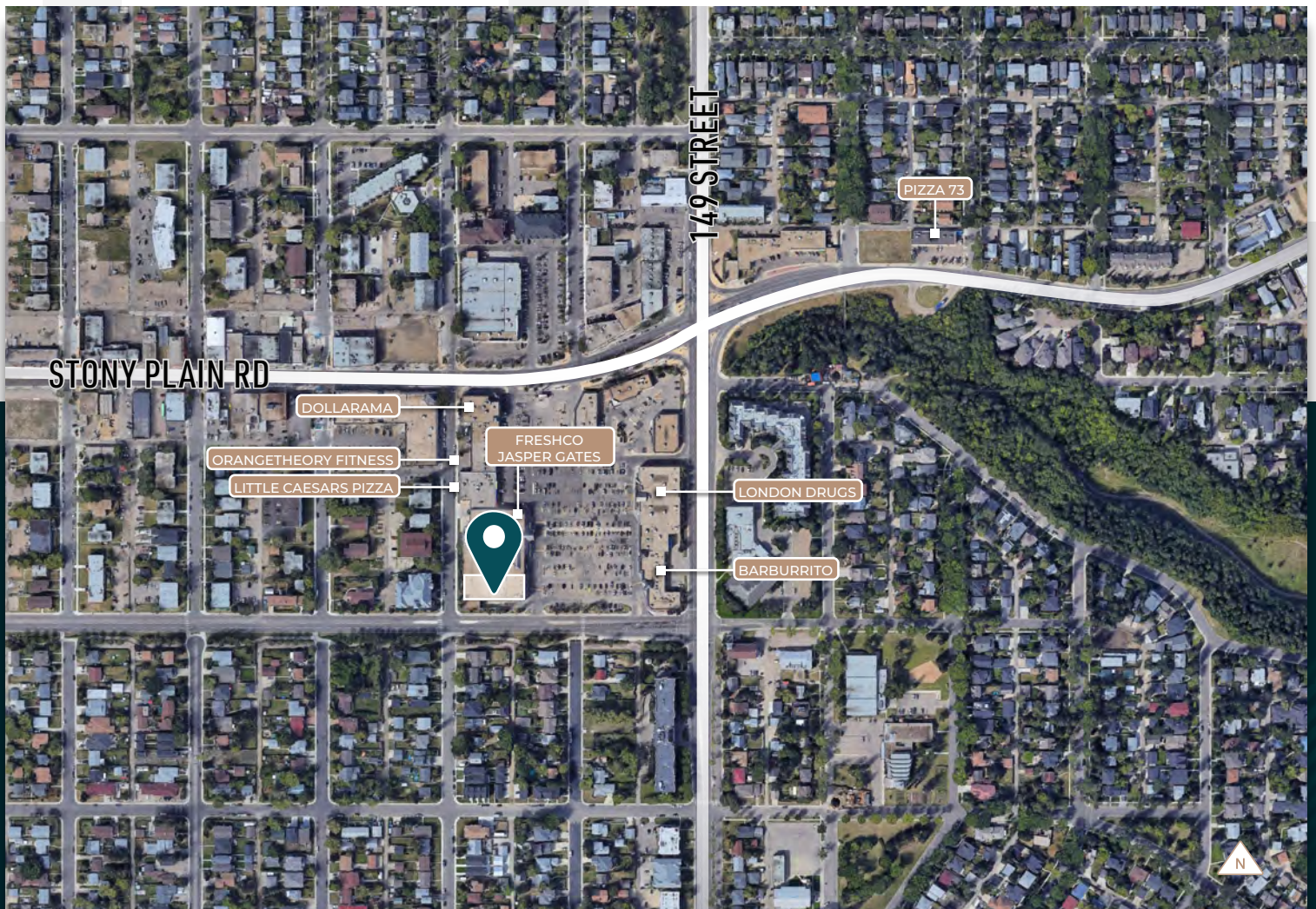
DENSELY
POPULATED AREA



GROCERY ANCHORED ENDCAP UNIT

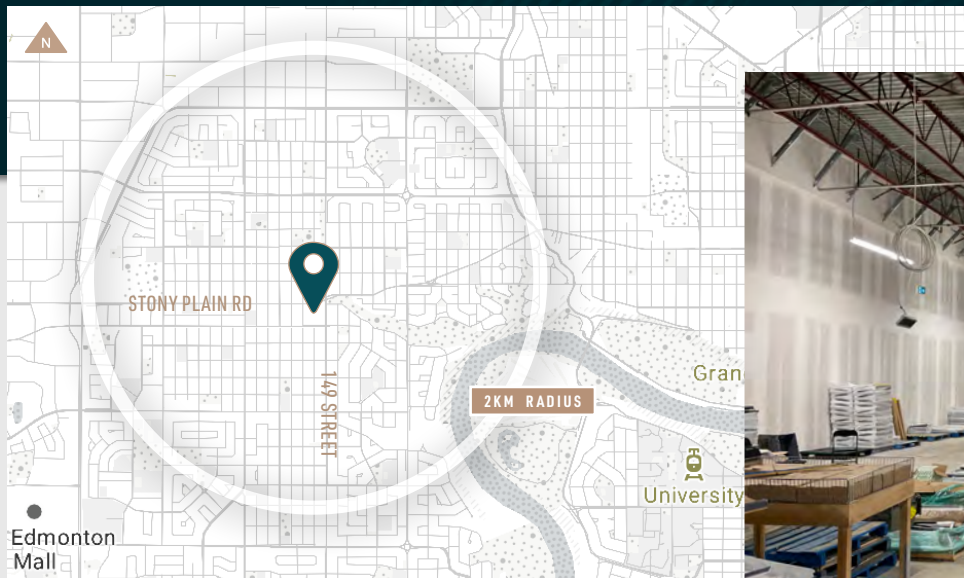
JASPER GATES IS SITUATED BETWEEN THE COMMUNITIES OF CRESTWOOD AND WEST JASPER PLACE WHICH HAVE AN AVERAGE HOUSEHOLD INCOME OF OVER \$116,000 PER HOUSEHOLD.

The site is strategically positioned at the intersection of 149 Street and Stony Plain Road with exposure to over 49,000 vehicles per day. The Centre benefits from the strong residential density surrounding the site with over 35,000 residents within a 2km radius of the property . The site offers abundant surface parking and a great tenant mix including Freshco, London Drugs, Dollarama, and TD Canada Trust.



IDEALLY SITUATED

15006 STONY PLAIN ROAD | EDMONTON | AB



+ 32,600 VPD ON 149 STREET

[INCOME]

Average household income of \$116,054
22.9% of households earn \$60,000 to \$100,000
41.0% of households earn more than \$100,000

[POPULATION]

35,036 residents
27,661 daytime population
2.9% growth (2018-2023)
3.9% projected growth (2023-2028)

[TRAFFIC]

17,100 VPD on Stony Plain Road
32,600 VPD on 149 Street

[AGE]

0-19 yrs = 19.9%
20-39 yrs = 29.1%
40-59 yrs = 26.7%
60+ yrs = 24.4%

CAM PICKETTS

Partner | Broker
780.437.7654
cam.picketts@omada-cre.com

BEN ASHWORTH

Associate
780.540.5329
ben.ashworth@omada-cre.com

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL