

| RICE HOWARD RETAIL |

10023 101A AVENUE NW | EDMONTON | AB

RETAIL FOR LEASE



LOCATED IN THE RICE HOWARD RETAIL AREA

- 1,732 square foot opportunity in the heart of downtown Edmonton
- Fully fixtured hair salon space available immediately
- Located in Rice Howard retail node, next to Craft Beer Market
- Attached parkade and streetfront parking available

ALEX FU
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1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2

Omada
COMMERCIAL



PROPERTY FEATURES

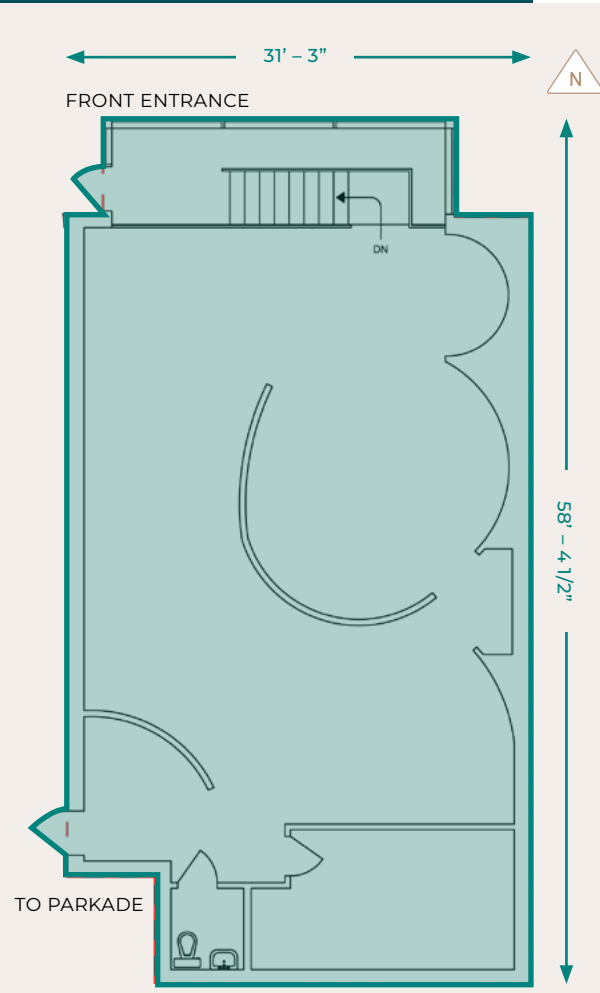
Vacancy	1,732 square feet
Available	Immediately
Municipal	10020 101A Avenue, Edmonton AB T5J 0C3
Legal	Lot 27-29, Block , Plan F
Zoning	Core Commercial Arts Zone (CCA)
Basic Rent	Negotiable
Op Costs	\$15.13 (2024 est.) per square foot
Utilities	Separately metered

 FULLY FIXTURED HAIR SALON

 ATTACHED PARKADE

 RICE HOWARD RETAIL NODE

FLOOR PLAN

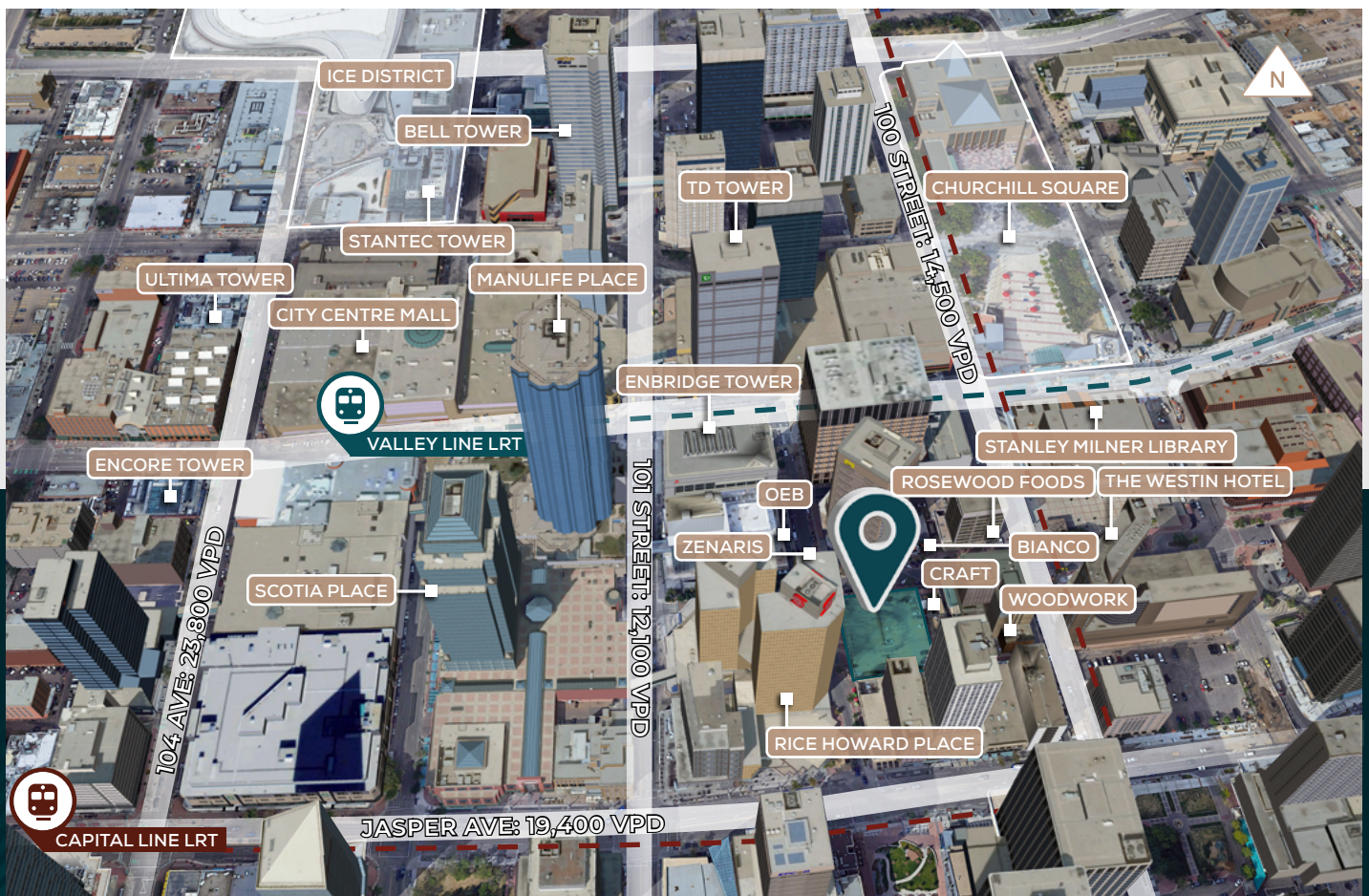


HIGHLY SOUGHT AFTER RETAIL AREA IN DOWNTOWN

Lease opportunity of a 1,732 square foot former hair salon space, fully fixtured for the use. The Property is located in the Rice Howard retail node, one of downtown Edmonton's most desirable areas. Nearby restaurants include Craft Beer Market, Bianco, Rosewood Foods, OEB Breakfast Co, Zenaris and Sherlock Holmes Pub. The Property is surrounded by office towers such as the Phipps-McKinnon building, Enbridge Centre and the currently under-redevelopment Rice Howard

Place, and in close proximity to other downtown landmarks like City Centre Mall, Manulife Place, Stanley Milner Library and the Westin Hotel.

Rice Howard Retail has an attached covered parkade, and features easy accessibility from 100 Street and Jasper Ave. It is also located blocks away from the new LRT tracks. Perfect for a hair or beauty salon use, or a new restaurant addition to the many that call Rice Howard home.



IDEALLY SITUATED

10020 101A AVENUE | EDMONTON | AB



19,400 VPD ON JASPER AVENUE

[POPULATION]

52,128 residents

125,767 daytime population

8.8% growth (2018-2023)

21.7% projected growth (2023-2028)

[AGE]

0-19 yrs = 9.7%

20-39 yrs = 46.9%

40-59 yrs = 22.5%

60+ yrs = 20.9%

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[INCOME]

Average household income of \$87,016

25.2% of households earn \$60,000 to \$100,000

28.9% of households earn more than \$100,000

[TRAFFIC]

2,000 VPD on 101A Avenue (2022)

1,300 VPD on 100A Street (2022)

14,500 VPD on 100 Street (2022)

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