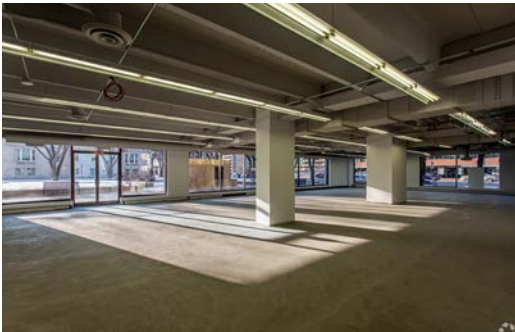


## 9925 BUILDING

9925 109 STREET | EDMONTON | AB

PROMINENT BUILDING  
ON 109 STREET



## HIGHLIGHTS

- **±1,500 SF AVAILABLE FOR LEASE WITH OPTION TO DEMISE**
- High exposure location on 109 Street, which sees over 34,800 vehicles per day
- Unique opportunity for south facing unit with potential patio space
- Join Pampa Brazilian Steakhouse, The Common, District Café and other exciting businesses in the area

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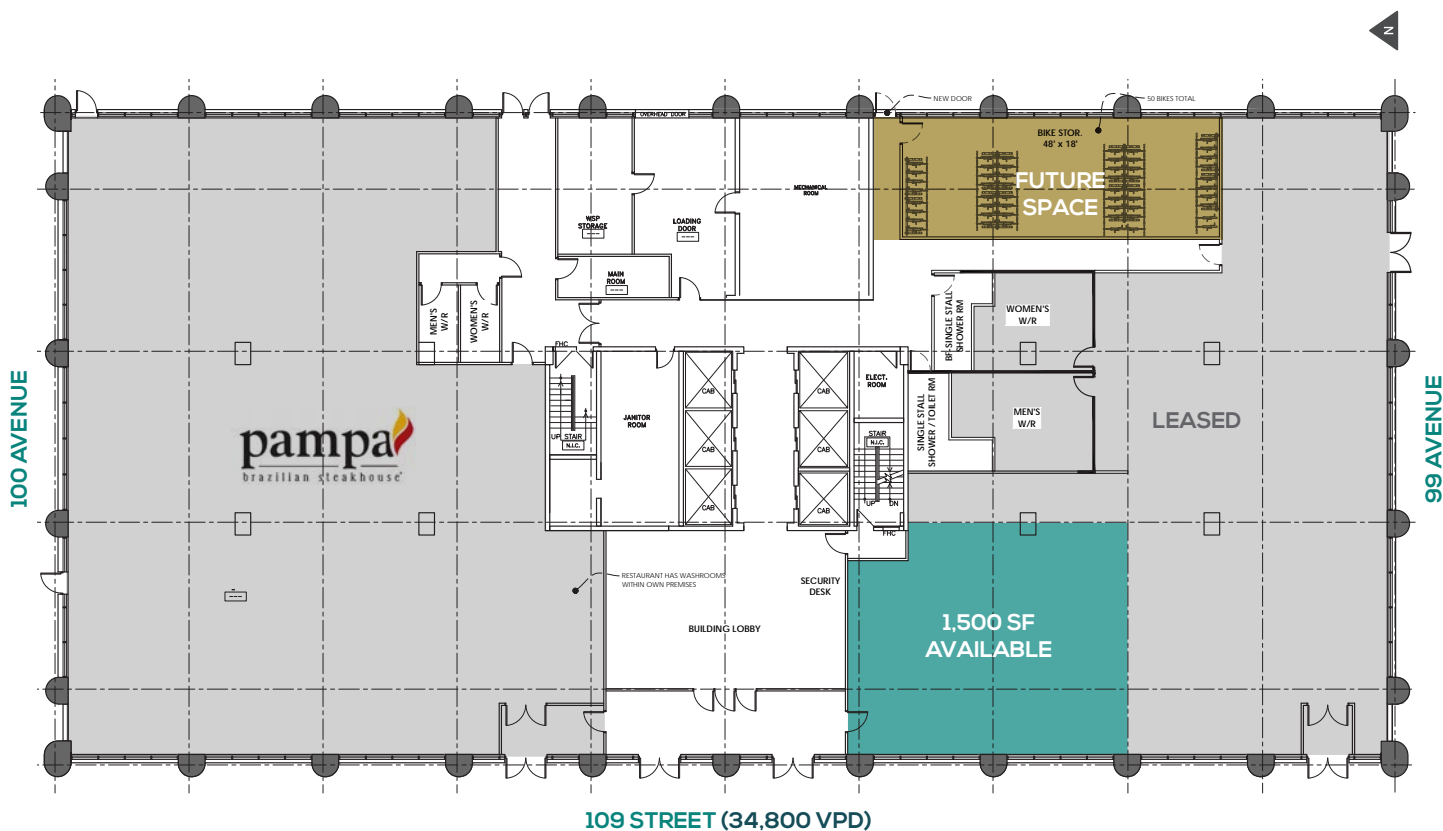
OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
780.540.5320 | omada-cre.com



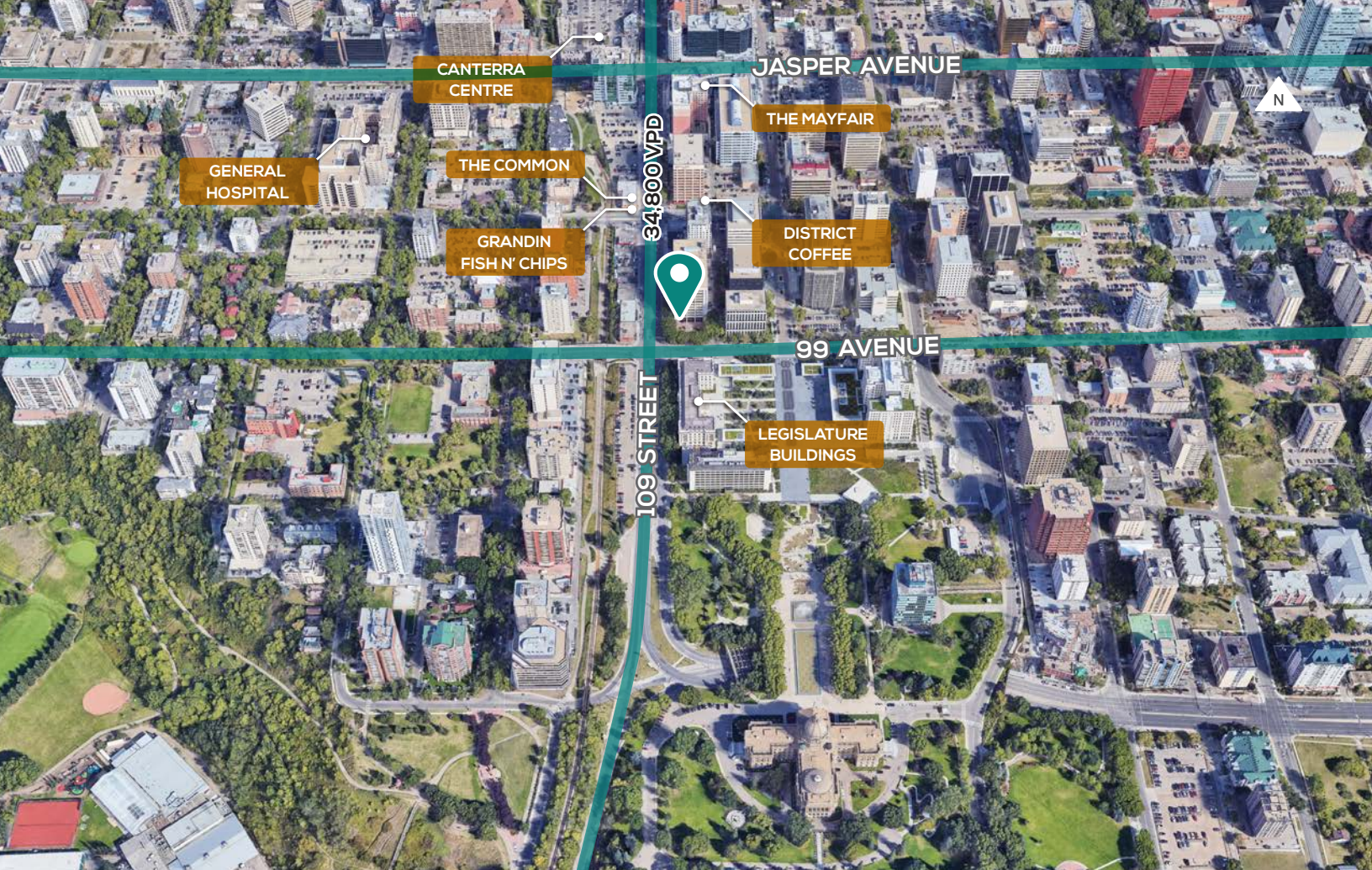
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# 9925 BUILDING

9925 109 STREET | EDMONTON | AB

**Omada**  
COMMERCIAL

## OPPORTUNITY

**9925 BUILDING IS PROMINENTLY LOCATED ON 109 STREET, WHICH SEES OVER 34,800 VEHICLES PER DAY AND ACTS AS A MAJOR COMMUTER ROUTE FOR DOWNTOWN EDMONTON.** The location offers excellent exposure on the corner of 109 Street and 99 Avenue, just across from the legislative grounds.

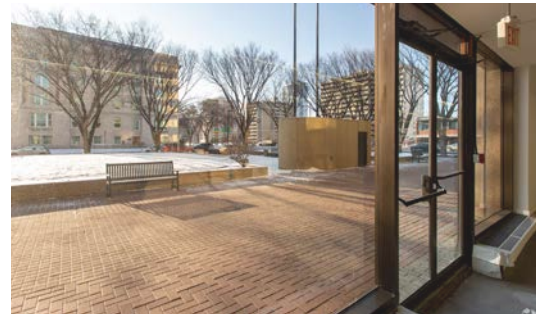
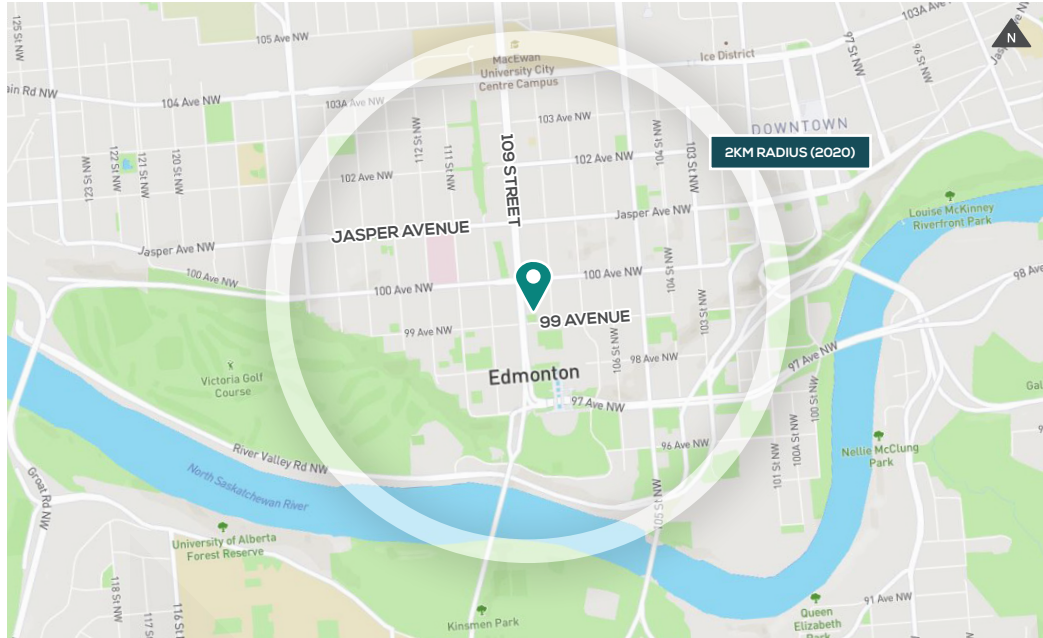
The building features a great opportunity to benefit from the strong customer base in the area including a daytime population of over 150,000 people working within a 2 km radius, increasing residential density, as well as twelve stories of offices in the floors above.



# 9925 BUILDING

9925 109 STREET | EDMONTON | AB

PROMINENT BUILDING  
ON 109 STREET



## DEMOGRAPHICS



- 60,675 residents
- 158,206 daytime population
- **11.3% GROWTH (2014-2019)**
- 18.1% projected growth (2019-2024)



- Average household income of \$85,346
- 25.3% of households earn \$60,000 to \$100,000
- **26.0% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 8.0%
- **20-39 YRS = 53.5%**
- 40-59 yrs = 20.8%
- 60+ yrs = 17.7%



- **34,800 VPD ON 109 STREET**
- **26,100 VPD ON JASPER AVENUE**

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