

| BELMONT BLOCK |

10767 95 STREET | EDMONTON | AB

# RETAIL FOR SUBLEASE



## 1,145 SF MAIN FLOOR

- Close proximity to Commonwealth Stadium, Ice District and the Downtown core
- Excellent retail/professional opportunity
- Great exposure to 95 Street
- Surrounded by well established local businesses

GABRIEL LORIEAU

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# PROPERTY FEATURES

10080 JASPER AVENUE | EDMONTON | AB

<b>Vacancy</b>	1,145 SF
<b>Available</b>	Immediately
<b>Municipal</b>	10767 95 Street, Edmonton, AB
<b>Legal</b>	Lots 21-22, Block 19, Plan RN23
<b>Access</b>	95 Street & 108 Avenue
<b>Zoning</b>	DC2 (707)
<b>Gross Rent</b>	\$35 PSF
<b>Parking</b>	Street Front
<b>Signage</b>	Facade
<b>Area Tenants</b>	Sorrentino's, Italian Centre, Zocalo, La Dolce Vita Cafe



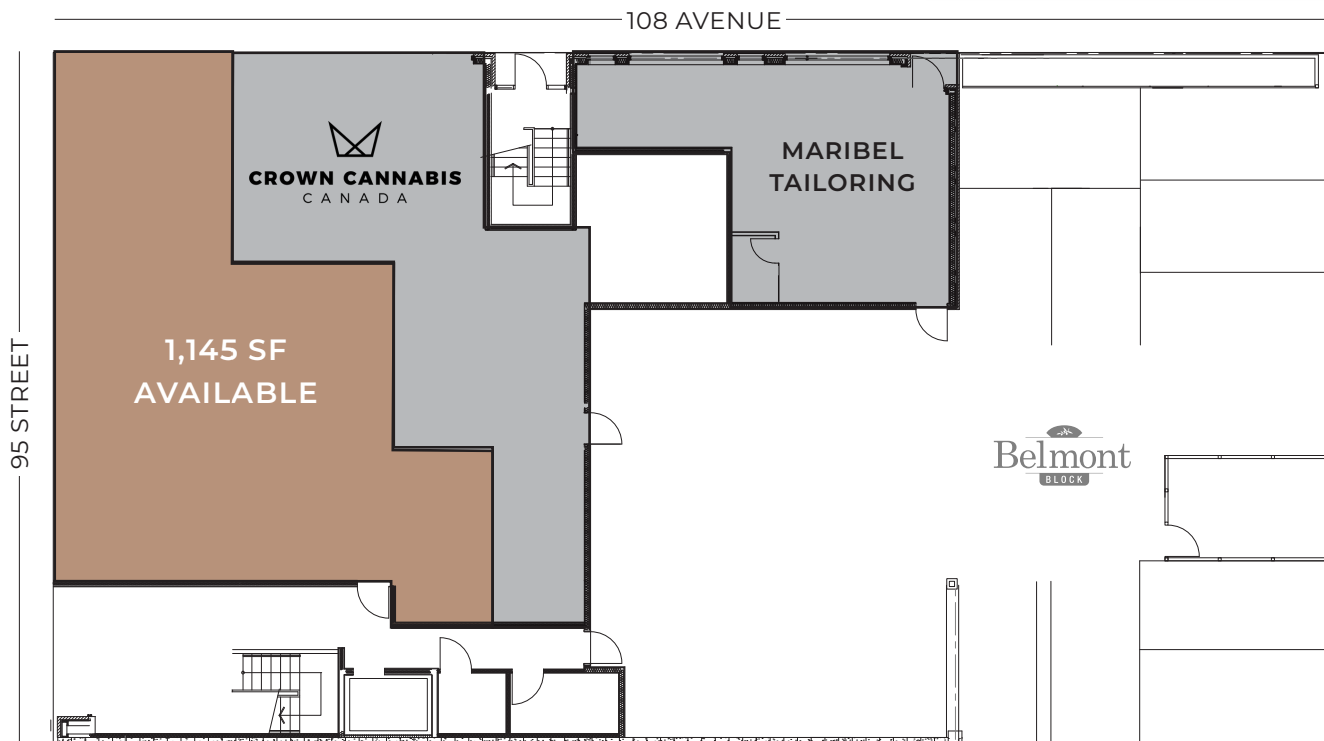
NEW CONSTRUCTION



LOCATED IN LITTLE ITALY



FREE STREET PARKING

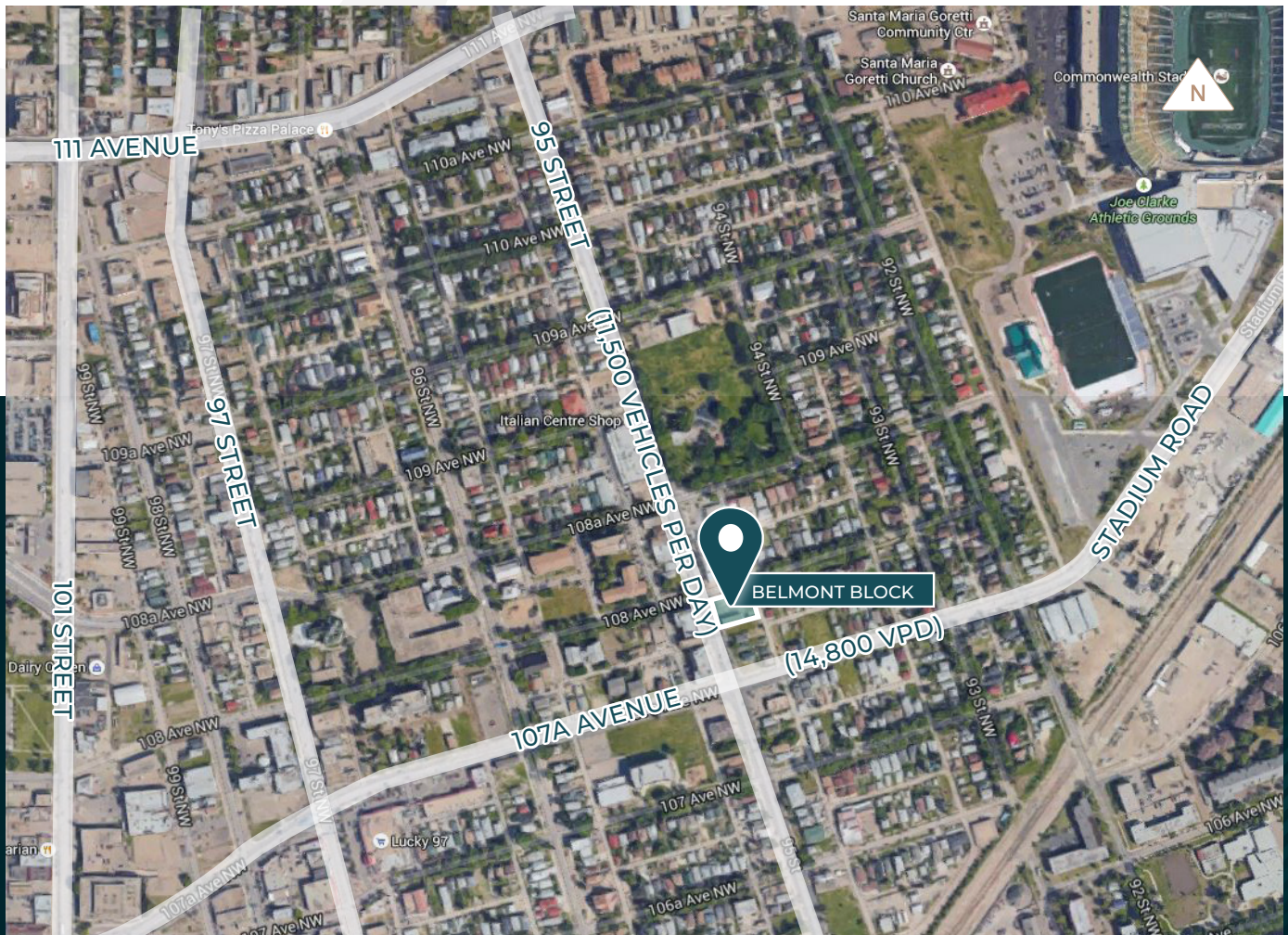




# MARKET INSIGHT

**BELMONT BLOCK IS NESTLED IN LITTLE ITALY IN THE MATURE NEIGHBORHOOD OF MCCAULEY.** This area of the city is beginning to see increased reinvestment through the various residential infills and commercial developments.

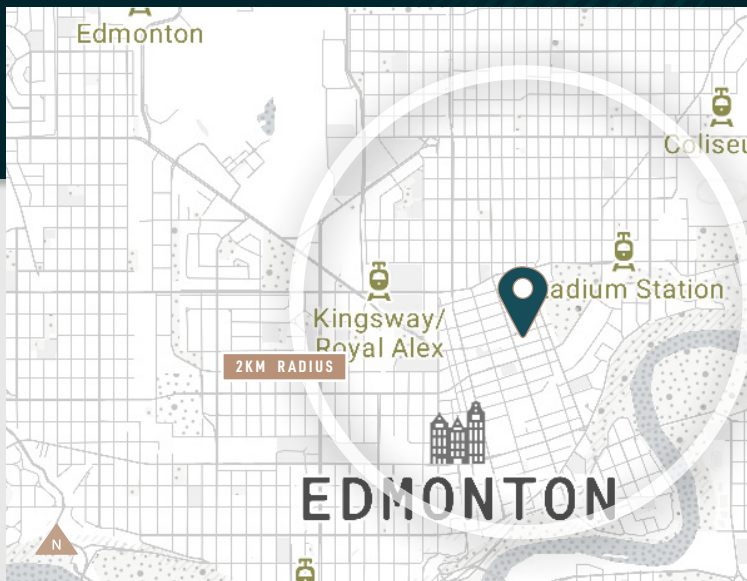
McCauley is perfectly positioned to reap the benefits of the Ice District as 107A Avenue will serve as a main route for people commuting from north Edmonton. Belmont Block is currently exposed to 12,200 vehicles per day along 95 Street and is a few blocks from Commonwealth Stadium and recreation centre. Belmont Block has excellent exposure and the reach of this site is only set to increase as this area of the city densifies.





# IDEALLY SITUATED

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## [ POPULATION ]

43,865 residents

119,510 daytime population

9.4% growth (2013-2018)

**16.8% projected growth (2018-2023)**

## [ AGE ]

0-19 yrs = 13.6%

**20-39 yrs = 42.1%**

40-59 yrs = 26.9%

60+ yrs = 17.4%

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## [ INCOME ]

Average household income of \$65,376

17.9% of household earn \$60,000 to \$100,000

**18.7% of households earn more than \$100,000**

## [ TRAFFIC ]

**14,800 VPD on 107A Avenue west of 96 Street**

11,500 VPD on 95 Street North of 110A Avenue

2,050 ETS riders daily on 95 Street in front of site

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