

| CANTERRA SHOPPING CENTRE |

10104 109 STREET | EDMONTON | AB

RETAIL FOR LEASE



THE HIGHEST PROFILE CORNER IN DOWNTOWN EDMONTON

- Save on foods anchored shopping centre
- Located on the major intersection of 109 Street and Jasper Avenue
- Ample parking, a limited commodity in Downtown Edmonton

CAM PICKETTS

Partner | Broker

780.437.7654

cam.picketts@omada-cre.com

MAY CUAN

Partner

780.540.5333

may.cuan@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 FEATURE

Municipal	10104 109 Street, Edmonton, AB
Legal	Plan 9921554, Block 9B, Lot 5
Access	109 Street & Jasper Avenue Multiple all directional
Zoning	CB1 (Commercial Business)
Basic Rent	Negotiable
Op Costs	±\$21.99 PSF (2023 est.)
Parking	290 stalls



FRONTAGE TO
JASPER AVENUE

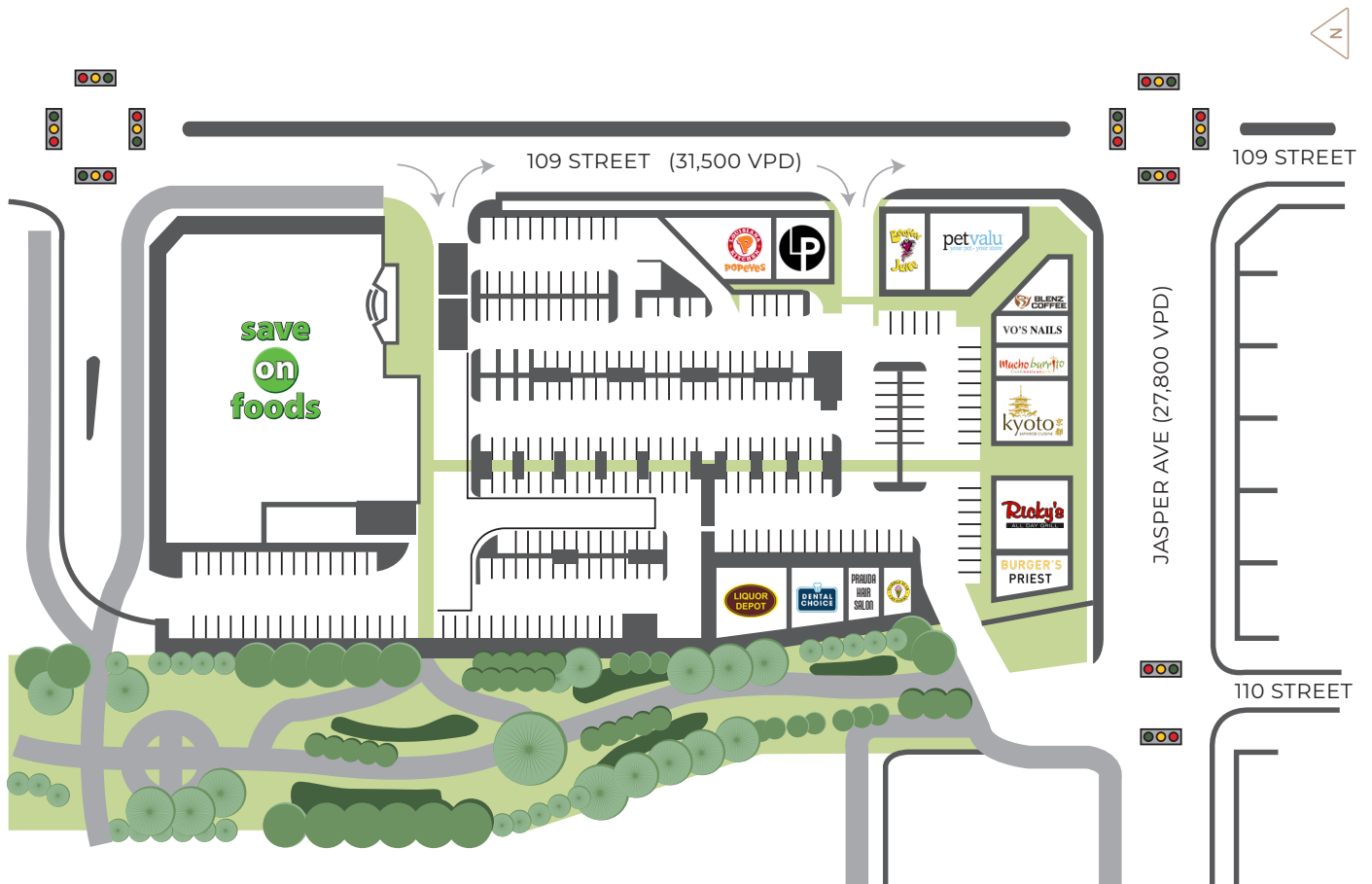


HIGH TRAFFIC CENTRE



CENTRALLY LOCATED

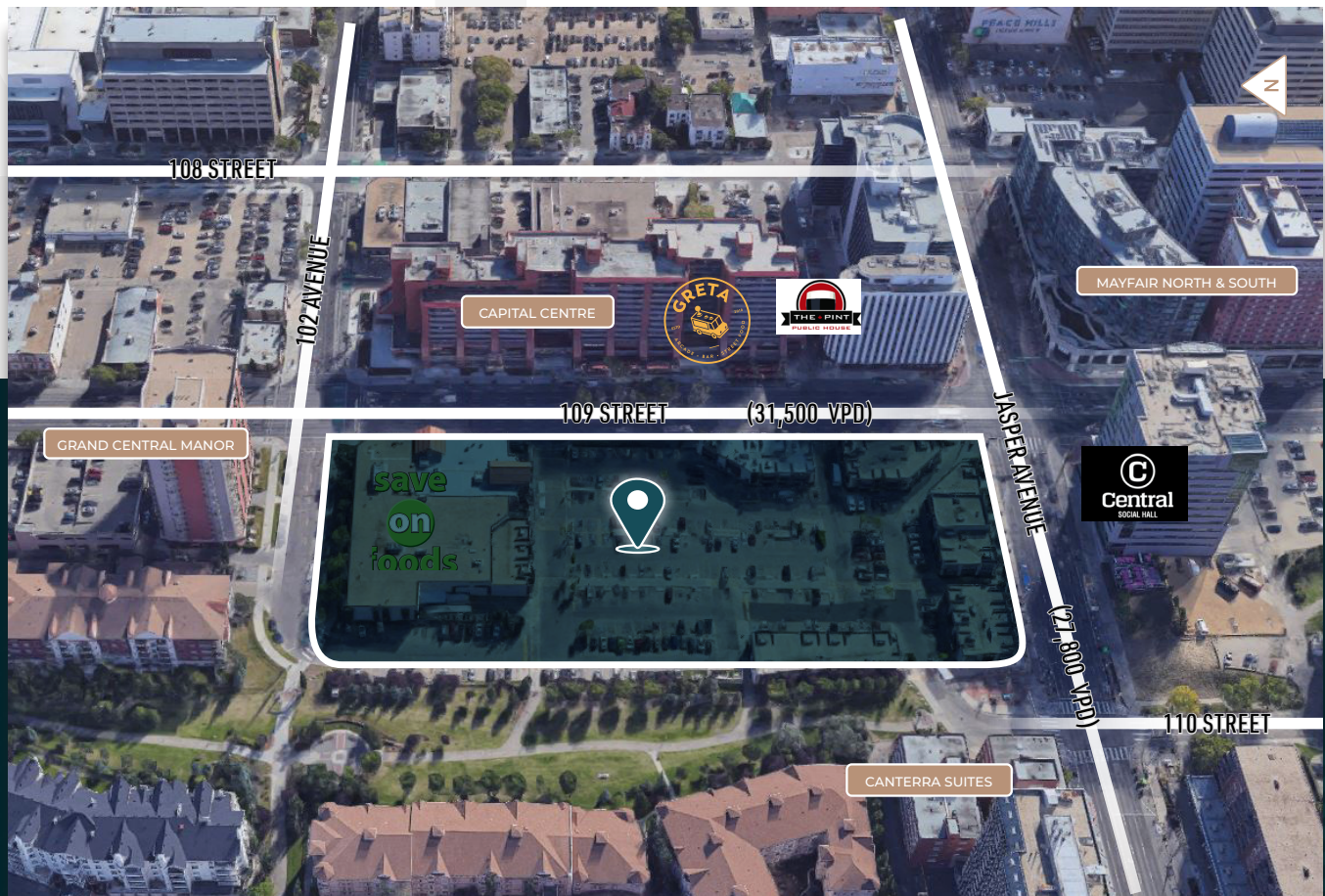
SITE PLAN



STRATEGICALLY POSITIONED ON 109 STREET AND JASPER AVENUE

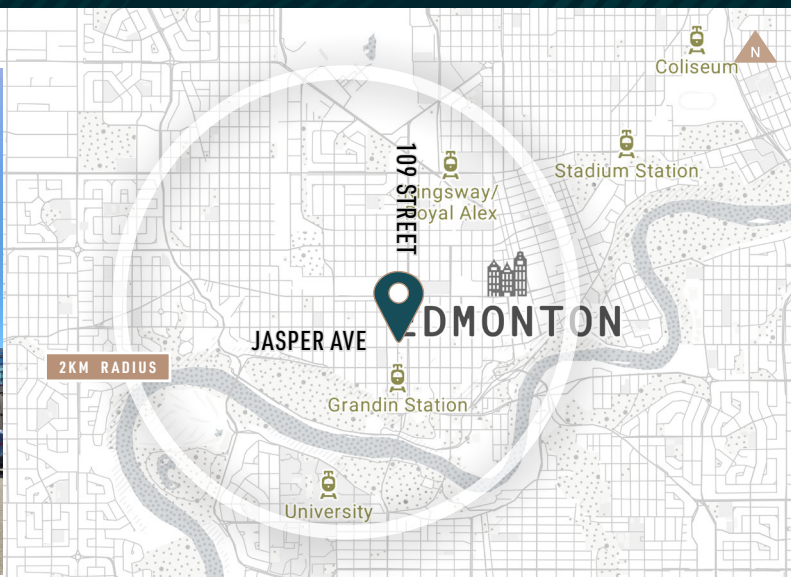
Canterra centre is located within the central neighbourhood of Oliver, adjacent to the downtown core. The area is densely populated and has a strong commercial element threaded throughout. Save-On-Foods, located in Canterra Centre, is the only grocer within a 1 km radius and acts as a sizable draw of consumers to the centre.

Canterra Centre is strategically positioned on the major intersection of 109 Street and Jasper Avenue. This key downtown junction is experiencing exciting growth with newly built or significantly upgraded properties on three of its corners. The combination of these developments will modernize this prime downtown intersection, and will exponentially increase daytime populations, number of residents and overall traffic to the area.



IDEALLY SITUATED

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[POPULATION]

57,405 residents

129,835 daytime population

13.7% growth (2015-2020)

18.0% projected growth (2020-2025)

[AGE]

0-19 yrs = 8.7%

20-39 yrs = 50.4%

40-59 yrs = 22.3%

60+ yrs = 18.7%

[INCOME]

Average household income of \$79,162

25.8% of households earn more than \$100,000

25.1% of households earn \$60,000 to \$100,000

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