

RETAIL FOR LEASE

CECIL PLACE

10114 104 STREET | EDMONTON | AB



HIGH EXPOSURE RETAIL PROPERTY

CHECK OUR OFFICE SPACE

- +/- 1,046 SF of recently improved retail space along 4th Street Promenade
- This retail space comes equipped with make-up air, a modern kitchen buildout, and the ability to create outdoor customer patio
- Convenient access to Edmonton Ice District and the Financial District for pedestrians, drivers, and transit-users
- Surrounded by a vibrant existing tenant mix along with commercial and residential growth in the immediate area

CAM PICKETTS
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RETAIL SPACE

Vacancy	1,046 SF
Available	Immediately
Municipal	10114 104 Street, Edmonton, AB
Legal	Plan 0721254, Block 4, Lot 217A
Access	Jasper Avenue, 104th Street
Zoning	JAMSC (Jasper Avenue Main Street Commercial Zone)
Basic Rent	Negotiable
Op Costs	\$12.03 PSF (2023 est.)
Utilities	Separately metered
Parking	Underground & Street
Signage	Fascia



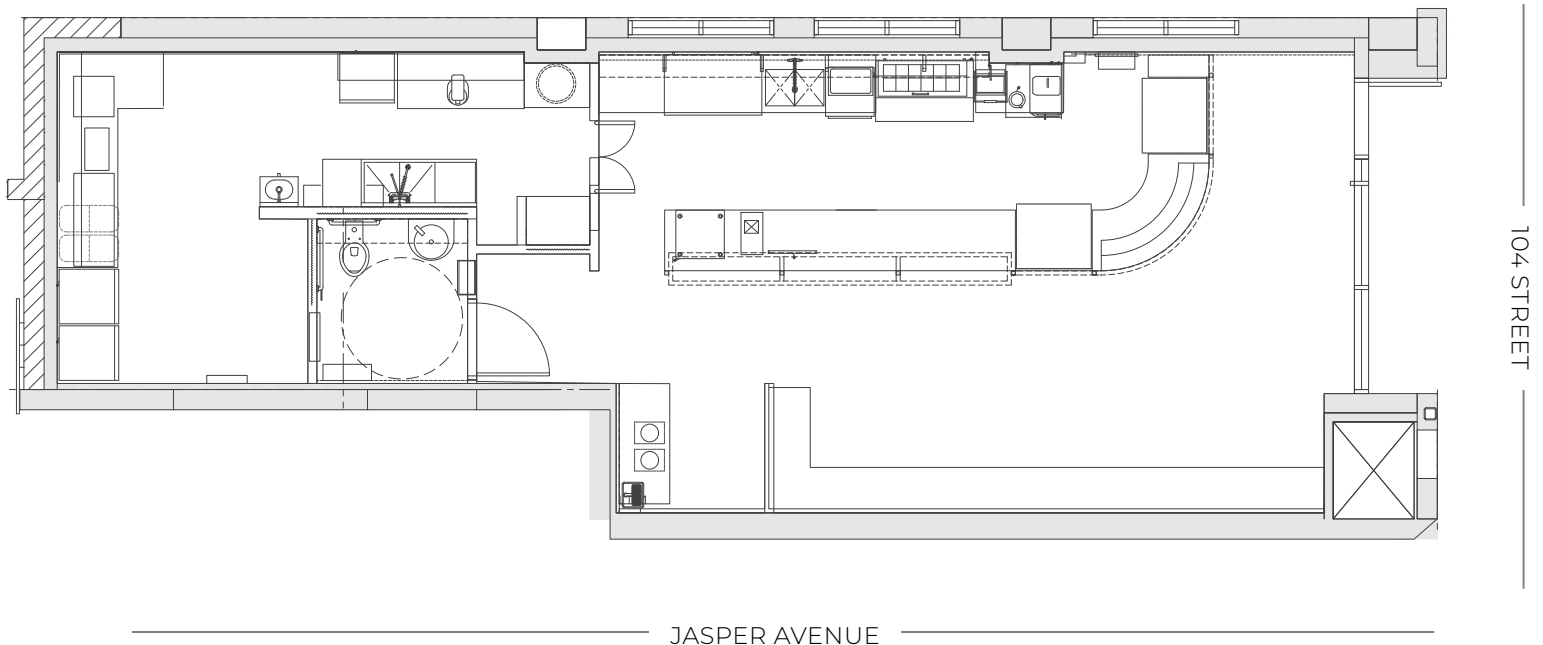
FULLY BUILT-OUT



MUA INSTALLED

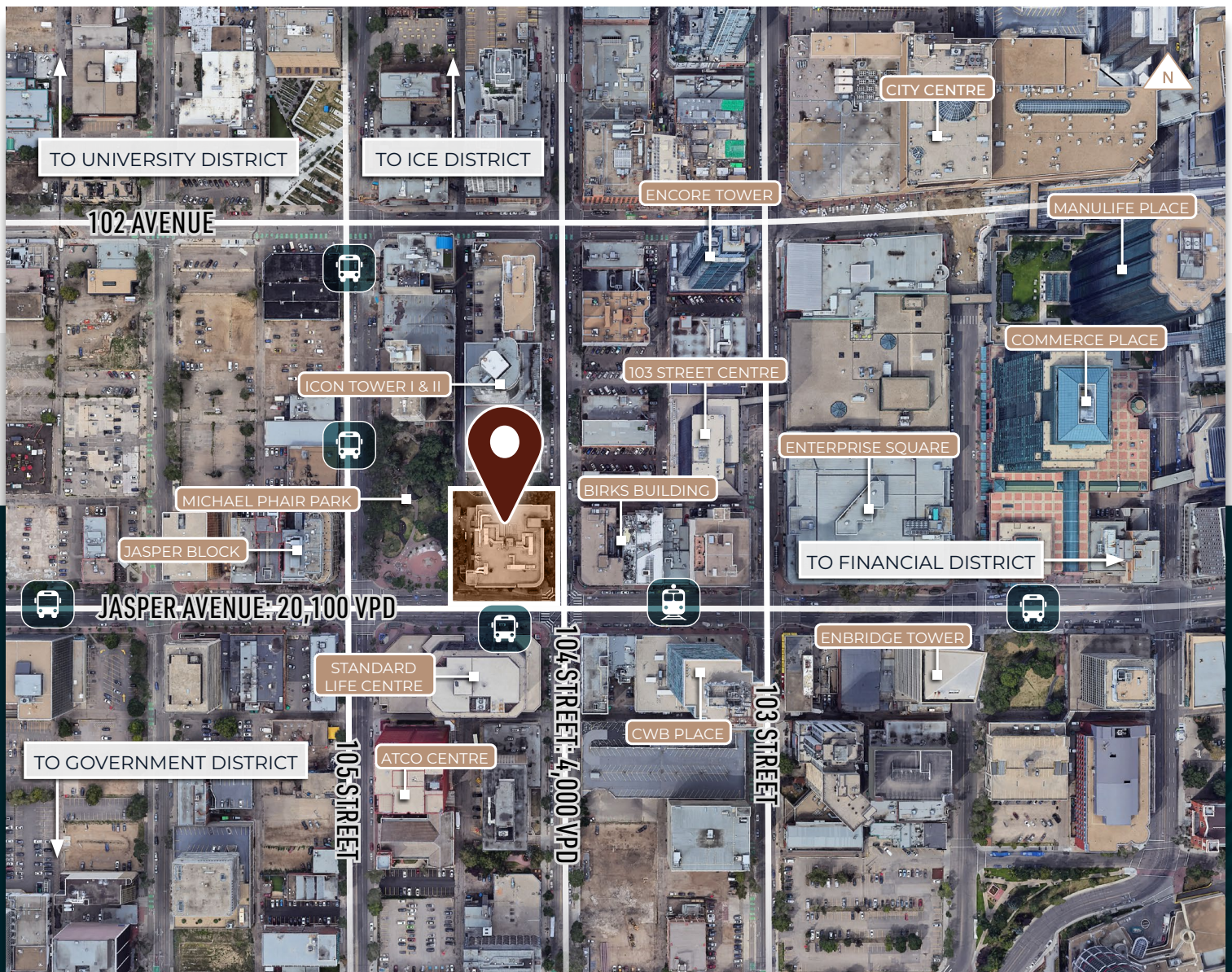


HIGH EXPOSURE



OPPORTUNITY TO LEASE PRIME RETAIL ALONG 4TH STREET PROMENADE

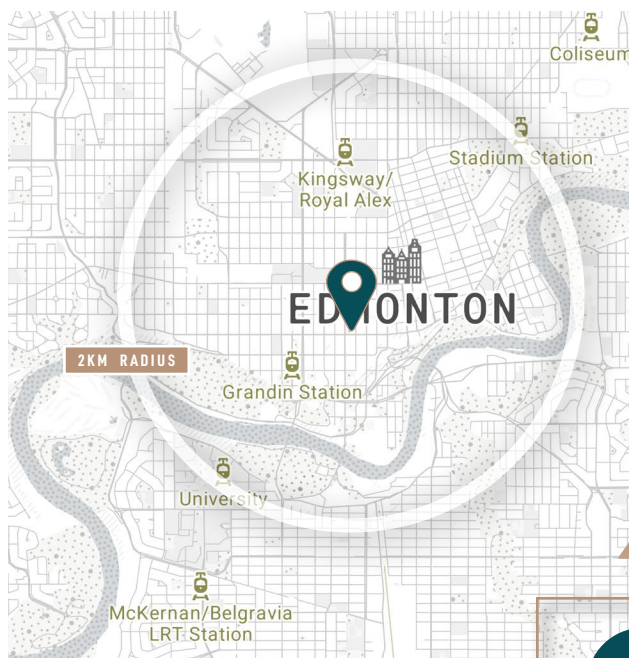
Strategically located along Jasper Avenue and 104th Street, Cecil Place is surrounded by a vibrant mix of local retailers and is within walking distance to several amenities including restaurants, fitness studios, professional services, and much more. Having the Bay/Enterprise Square LRT across the street and multiple bus stops nearby allows retailers to tap into a diverse customer base, ranging from local residents and office workers to tourists and shoppers. This prime retail location provides the opportunity for retailers to establish a strong presence, attract new customers, and thrive in a well-established commercial hub.



IDEALLY SITUATED

CECIL PLACE

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20,100 VPD ON JASPER AVENUE

[POPULATION]

57,484 residents

123,305 daytime population

9.8% growth (2016-2022)

18.5% projected growth (2022-2027)

[AGE]

0-19 yrs = 8.3%

20-39 yrs = 47.3%

40-59 yrs = 23.7%

60+ yrs = 20.7%

[INCOME]

Average household income of \$89,483

24.0% of households earn \$60,000 to \$100,000

28.0% of households earn more than \$100,000

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