

| CENTURY PARK |

# RETAIL FOR LEASE

2335 111 STREET | EDMONTON | AB



IDEAL FOR RETAIL



IDEAL FOR MEDICAL



IDEAL FOR OFFICE

## HIGH PROFILE SHOPPING CENTRE WITH EXCELLENT AMENITIES

- 6,301 SF fixtured restaurant available
- Perfect for retail, restaurant, medical or professional uses
- Century Park Transit Centre within walking distance
- Situated within busy shopping and professional centre
- Excellent exposure along 111 Street (29,200 VPD) and 23 Avenue (29,700 VPD)
- Surface and underground parking available

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# PROPERTY FEATURES

Vacancy	6,301 SF - PAD
Available	Immediately
Municipal	2335 111 Street, Edmonton
Legal	Plan 0523447, Block 32, Lot 12
Access	2 all-directional access
Zoning	DC2 952
Basic Rent	Negotiable
Op Costs	\$19.34 PSF (2024 est.)
Signage	Pylon
Parking	256 customer surface stalls Limited underground stalls

## UNIT AVAILABLE | FLOOR PLAN





# 6,301 SF END CAP UNIT AVAILABLE AT CENTURY PARK

CENTURY PARK IS A HIGH PROFILE SHOPPING CENTRE SITUATED ON THE NORTH EAST CORNER OF 23 AVENUE AND 111 STREET, NEXT TO THE CENTURY PARK TRANSIT CENTRE.

Its convenient location is easily accessible from all areas of the City with the transit centre being a major HUB for Southwest Edmonton. Take advantage of this rare opportunity to lease office space for your medical/ professional practice in one of the most desirable neighborhoods in Edmonton.

The mic building at Century Park is a "AAA" Office Building with superior design and quality construction.

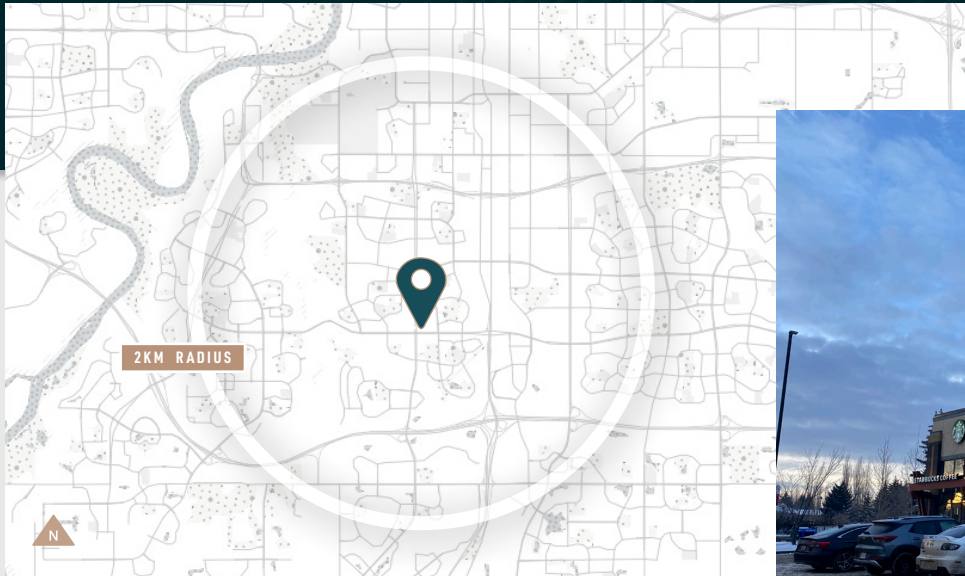
The former liquor store is currently fixtured liquor space but can easily be converted or demised. Take advantage of these opportunities to lease in the desirable neighbourhood of Century Park.





# IDEALLY SITUATED

2335 111 STREET | EDMONTON | AB



## [ POPULATION ]

31,184 residents

22,181 daytime population

3.5% growth (2013-2018)

**6.8% projected growth (2018-2023)**

## [ AGE ]

0-19 yrs = 19.7%

**20-39 yrs = 30.7%**

40-59 yrs = 24.8%

60+ yrs = 24.7%

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## [ INCOME ]

Average household income of \$111,671

23.9% of households earn \$60,000 to \$100,000

**42.1% of households earn more than \$100,000**

## [ TRAFFIC ]

**29,700 VPD along 23 Avenue**

29,200 VPD along 111 Street

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