

| CENTURY PARK PROFESSIONAL CENTRE |

10950 23 AVENUE | EDMONTON | AB

# RETAIL FOR LEASE



2,045 SF AVAILABLE

UNIT INTERIOR



1,461 SF AVAILABLE

UNIT INTERIOR



## GROCERY ANCHORED RETAIL OPPORTUNITY

- Located beside the high-density development of Century Park, the site boasts an average household income of \$117,417 within the surrounding communities
- Strategically located along the major arterial roadway of 23rd Avenue which benefits from exposure to over 25,000 vehicles per day
- LRT ridership of over 100,000 people with over 29,000 riders embarking or departing at the Century Park LRT Station daily
- Join Safeway, Safeway Liquor, Shoppers Drug Mart and Citizen Salons

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**Omada**  
COMMERCIAL

# PROPERTY FEATURES

10950 23 AVENUE | EDMONTON | AB

Vacancy	1,461 SF & 2,045 SF
Available	Immediately
Municipal	10950 23rd Avenue, Edmonton, AB
Legal	Plan 0323339, Block 32, Lot
Zoning	<u>Shopping Centre Zone (CSC)</u>
Basic Rent	Negotiable
Op Costs	2,045 SF: \$18.86 PSF (2023 est.) 1,461 SF: \$17.34 PSF (2023 est.)
Utilities	Separately metered
Parking	±189 surface level stalls



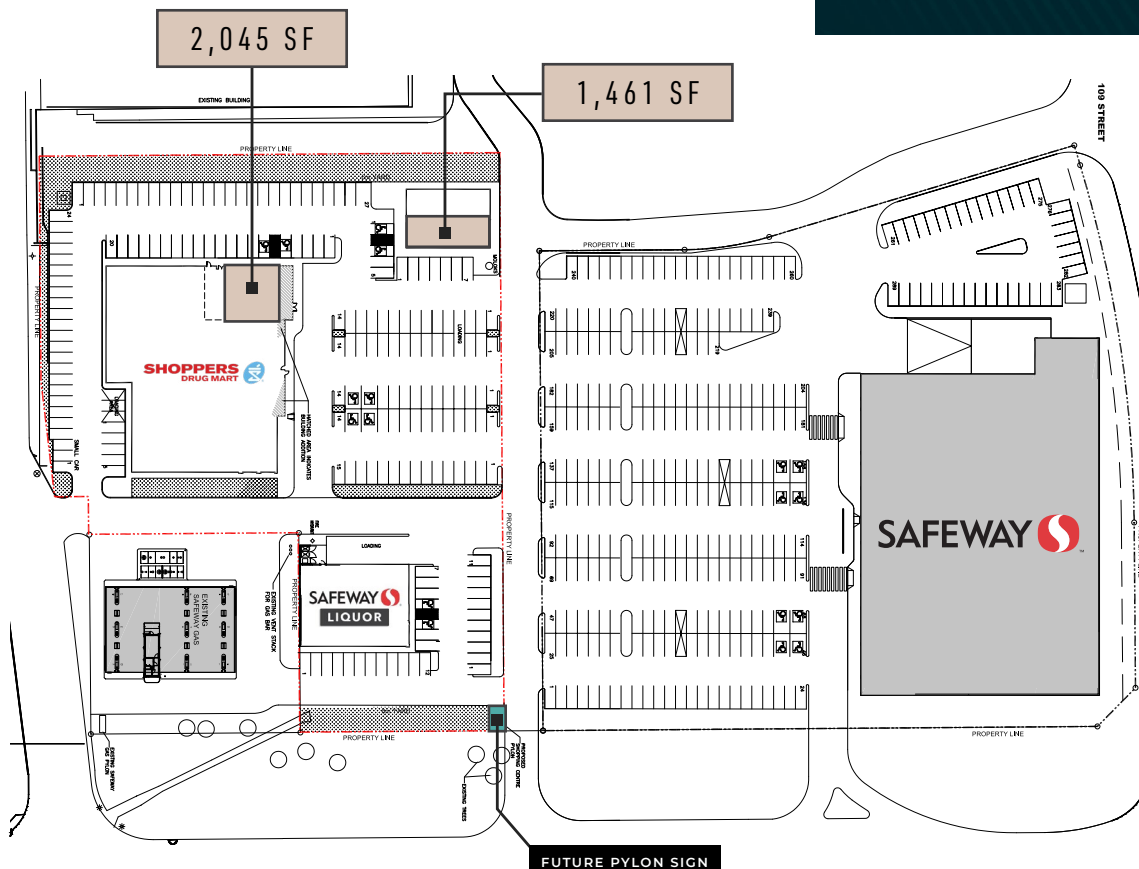
ANCHORED BY SAFEWAY,  
SAFEWAY LIQUOR, &  
SHOPPERS DRUG MART



EASY ACCESS OFF 23<sup>RD</sup>  
AVENUE AND 111 STREET



± 189 SURFACE LEVEL  
PARKING STALLS



23<sup>RD</sup> AVENUE



# HIGH PROFILE OPPORTUNITY IN CENTURY PARK

ANCHORED BY SAFEWAY AND SHOPPERS DRUG MART, CENTURY PARK PROFESSIONAL CENTRE PROVIDES TENANTS WITH AN OPPORTUNITY TO BE SURROUNDED BY THE HIGH-INCOME COMMUNITIES OF SOUTH EDMONTON AND HIGH EXPOSURE TO 23<sup>RD</sup> AVENUE.

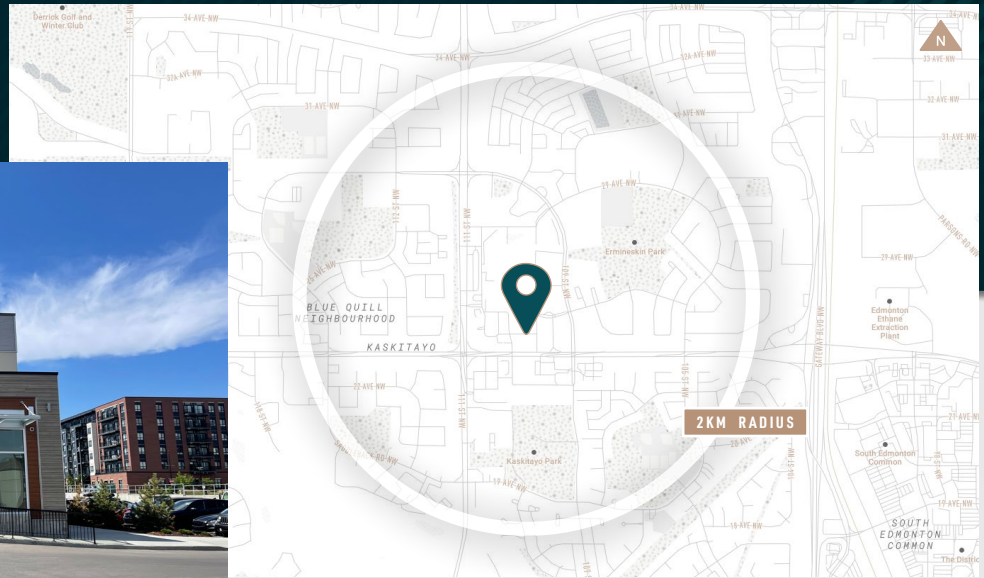
The site benefits from its close proximity to the Century Park LRT Station with over 29,000 riders embarking or departing the station daily, along with the high-density residential within the immediate area with over 900 suites in the adjacent Century Park development.





# IDEALLY SITUATED

10950 23 AVENUE | EDMONTON | AB



25,000 VPD ON 23<sup>RD</sup> AVENUE

## [ POPULATION ]

31,260 residents

23,368 daytime population

3.0% growth (2017-2022)

2.7 % projected growth (2022-2027)

## [ INCOME ]

Average household income of \$117,417

25.0% of households earn \$60,000 to \$100,000

43.2% of households earn more than \$100,000

## [ AGE ]

0-19 yrs = 19.7%

20-39 yrs = 28.9%

40-59 yrs = 23.8%

60+ yrs = 27.4%

## [ TRAFFIC ]

25,000 VPD on 23<sup>rd</sup> Avenue

16,700 VPD on 111 Street

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