

# CIRCLE SQUARE

13210 118 AVENUE | EDMONTON | AB



IDEAL FOR NAIL SALON



IDEAL FOR PROFESSIONAL SERVICES



IDEAL FOR RESTAURANT/BREWERY



## HIGHLIGHTS

- UP TO ±3,812 SF OF MAIN FLOOR SPACE AVAILABLE IMMEDIATELY
- ±5,868 SF FIXTURED DAYCARE SPACE AVAILABLE
- Excellent exposure to 118 Avenue and St. Albert Trail
- Easily accessible from St. Albert Trail and Groat Road
- Perfect for a variety of uses including personal services, professional services, restaurant, etc

GABRIEL LORIEAU  
Associate  
780.540.5324  
gabriel.lorieau@omada-cre.com

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
780.540.5320 | omada-cre.com



780.540.5320



OMADA-CRE.COM

## FEATURES

- **Vacancy:** ±1,800 SF (Pending) →  
±3,812 SF (Demisable) →  
±5,868 SF →
- **Available:** Immediately
- **Municipal:** 13210 118 Avenue, Edmonton, AB
- **Legal:** Plan 1464KS; Block 1;  
Lot 54, 55U-58U
- **Access:** 118 Avenue, St. Albert Trail
- **Zoning:** [CSC](#)
- **Op Costs:** \$12.29 - includes water (est. 2022)
- **Op Costs:** \$11.67 - includes water (est. 2022)
- **Op Costs:** \$11.45 PSF (est. 2022)
- **Parking:** 200 surface parking stalls
- **Basic Rent:** Negotiable
- **Signage:** Fascia/pylon
- **Tenant Mix:** Abbey Road Registries, Realty Executives North Star, Bravo Pizza, Dutch Delicious, Drake International, etc.



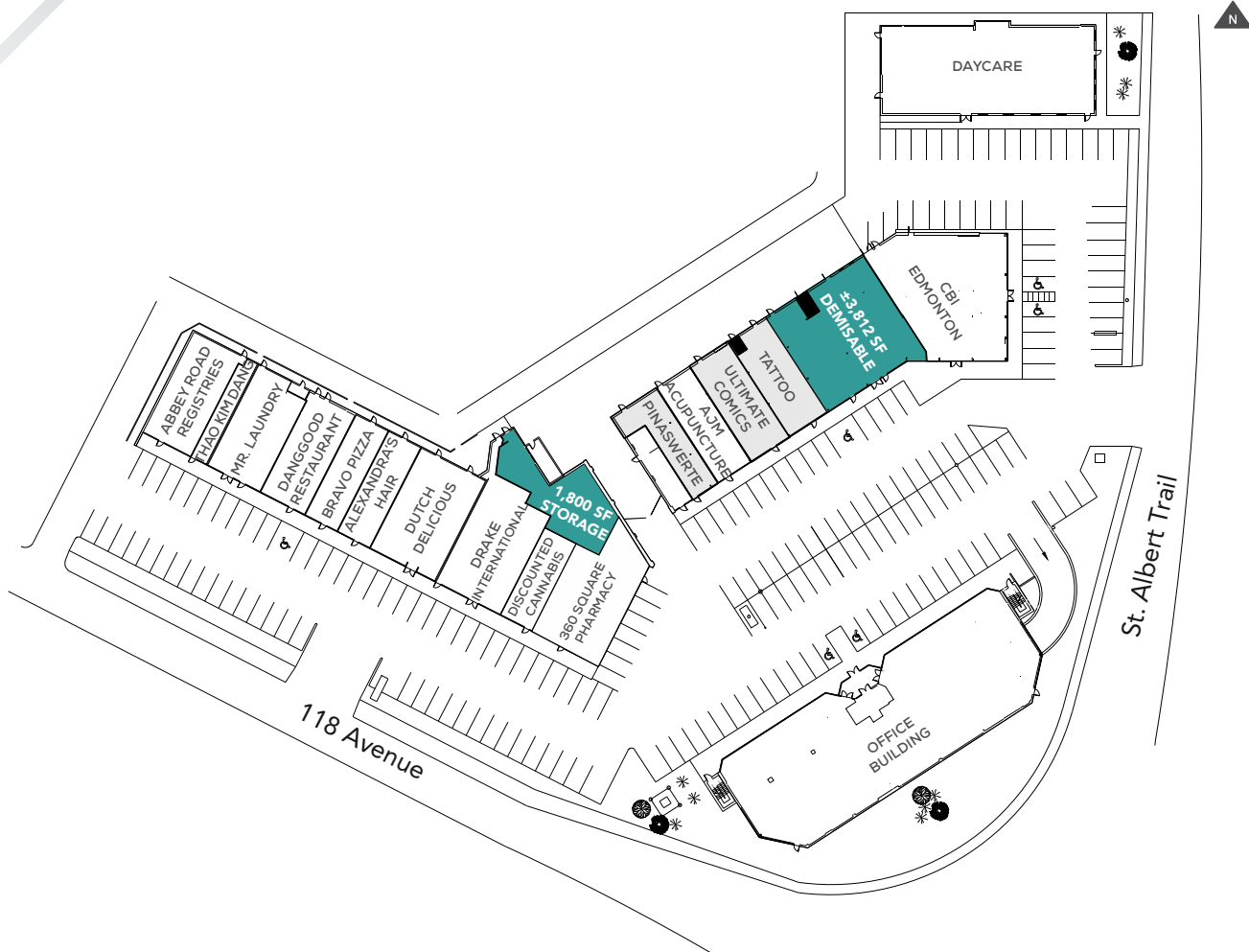
200 SURFACE  
PARKING STALLS



63,000  
VEHICLES PER DAY



MATURE, ESTABLISHED  
NEIGHBORHOOD



## OPPORTUNITY

**CIRCLE SQUARE IS SITUATED ALONG 118 AVENUE WHERE ST. ALBERT TRAIL CONNECTS TO GROAT ROAD.** This traffic circle sees an abundance of traffic every day (63,000 VPD). Circle Square has an office building on site bringing even more traffic to the centre. Tenants can capitalize on a built in customer base.

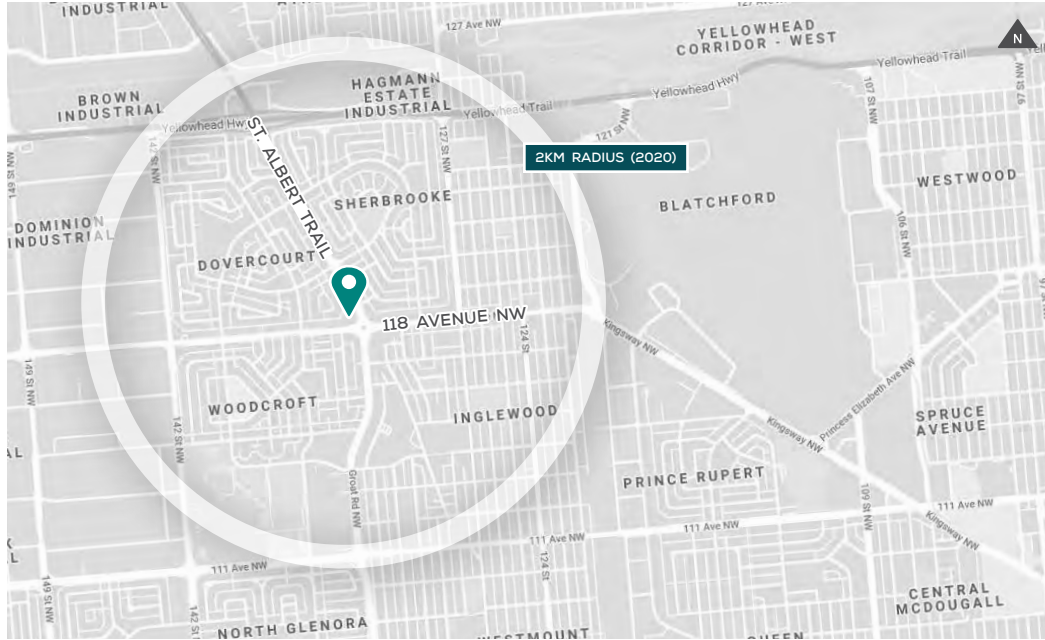
All units are available immediately, and can easily be demised into smaller configurations. Circle Square can accommodate a wide range of uses including but not limited to personal services such as nail salon, chiropractor, professional services, restaurants, and many more. Take advantage of this unique and rare opportunity to lease your space in Circle Square.



**CIRCLE SQUARE**

13210 118 AVENUE | EDMONTON | AB

**MIXED -USE  
BUILDING**



**DEMOGRAPHICS**



- 24,033 residents
- 25,111 daytime population
- **7.9% GROWTH (2014-2019)**
- 14.6% projected growth (2019-2024)



- Average household income of \$87,037
- 25.4% of households earn \$60,000 to \$100,000
- **32.9% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 19.5%
- **20-39 YRS = 32.9%**
- 40-59 yrs = 27.7%
- 60+ yrs = 19.9%



- 25,100 VPD on 118 Avenue
- **37,900 VPD ON ST. ALBERT TRAIL/GROAT ROAD**

GABRIEL LORIEAU  
Associate  
780.540.5324  
gabriel.lorieau@omada-cre.com

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2  
780.540.5320 | omada-cre.com

780.540.5320    OMADA-CRE.COM

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada").

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 220322