

| GRIESBACH VILLAGE – SUBLEASE |

UNIT 104, 9910 - 137 AVENUE NW | EDMONTON | AB
RETAIL FOR SUBLEASE



2,226 SF SUBLEASE AT GRIESBACH VILLAGE

- 2,226 SF of space available for sublease
- Located on the northwest corner of 97 Street & 137 Avenue
- High traffic location with over 45,400 vehicles per day on 97 Street and 28,600 vehicles per day on 137 Avenue
- Join national retailers including Shoppers Drug Mart, Popeyes, Co-op Liquor, Tim Hortons and many others

MAY CUAN

Partner

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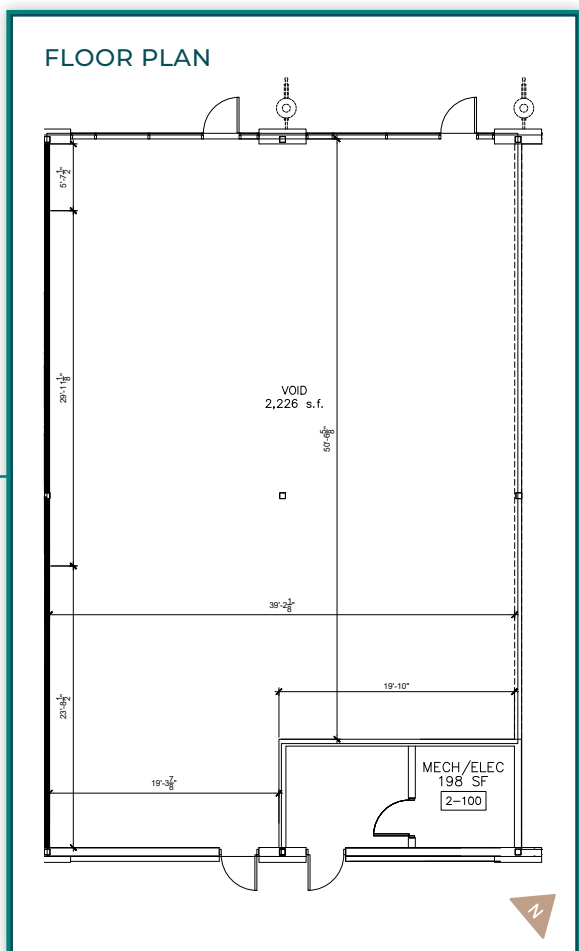
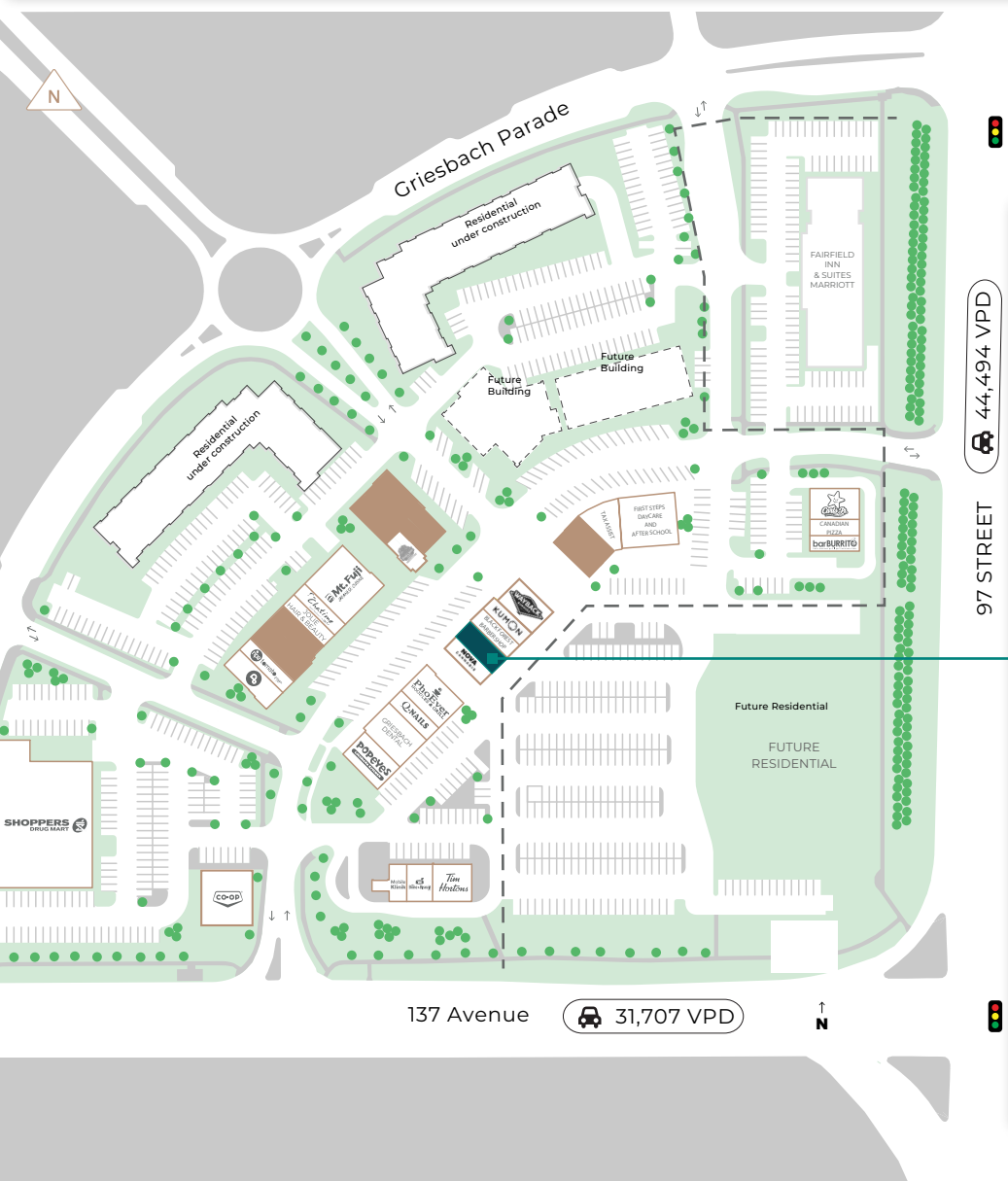
PROPERTY FEATURES

Vacancy	±2,226 SF	Legal	Lot 5, Block 27, Plan 1523747
Available	Immediately	Zoning	Griesbach Village Centre Zone (GVC)
Term Expire	May 31, 2030	Basic Rent	Negotiable
Municipal	Unit 104, 9910 – 137 Avenue NW Edmonton, AB	Op Costs	\$19.93 PSF (2023 est.)
		Parking	Ample surface

HIGH TRAFFIC LOCATION

AMPLE SURFACE PARKING

GROWING RESIDENTIAL

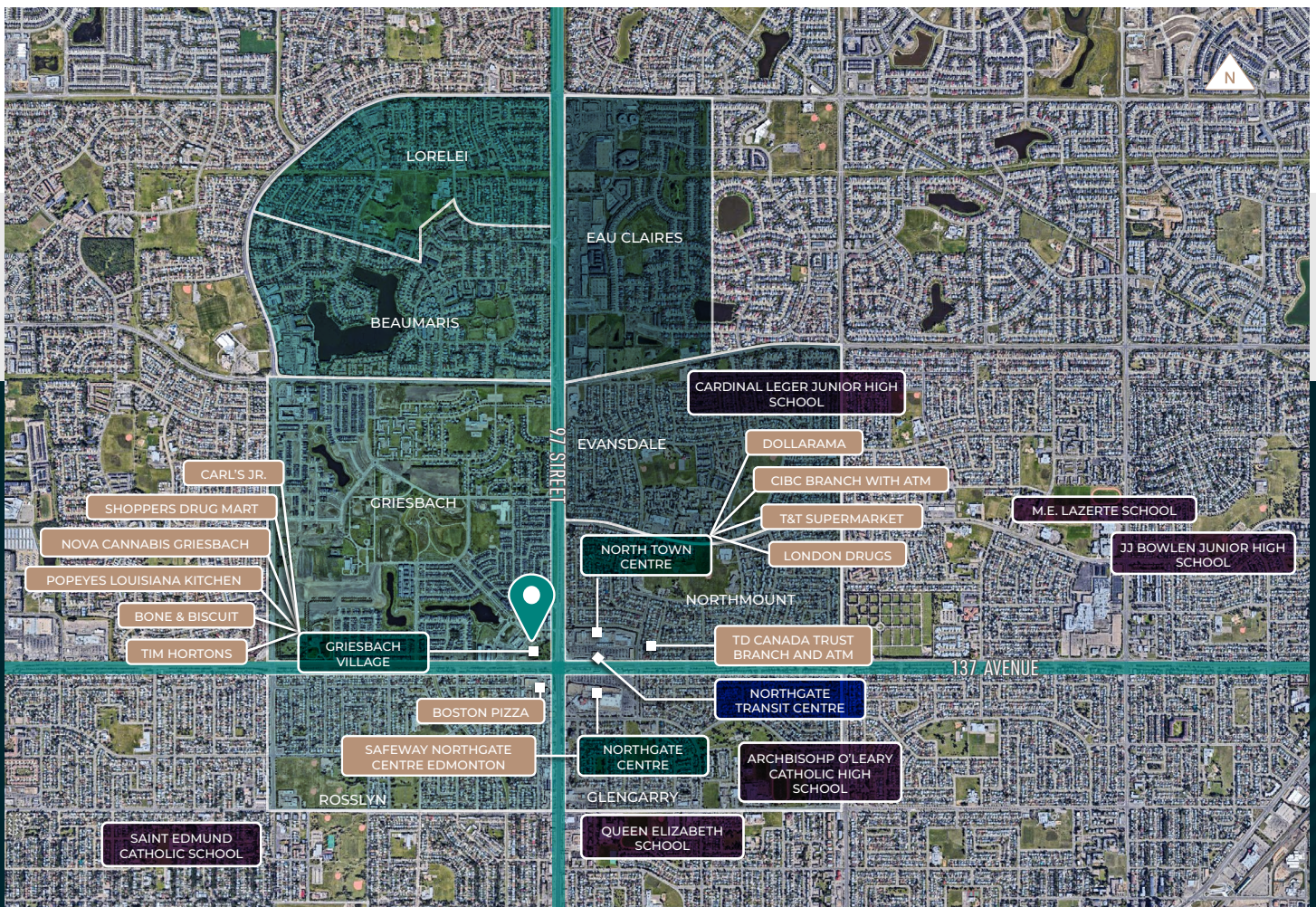


MARKET OVERVIEW

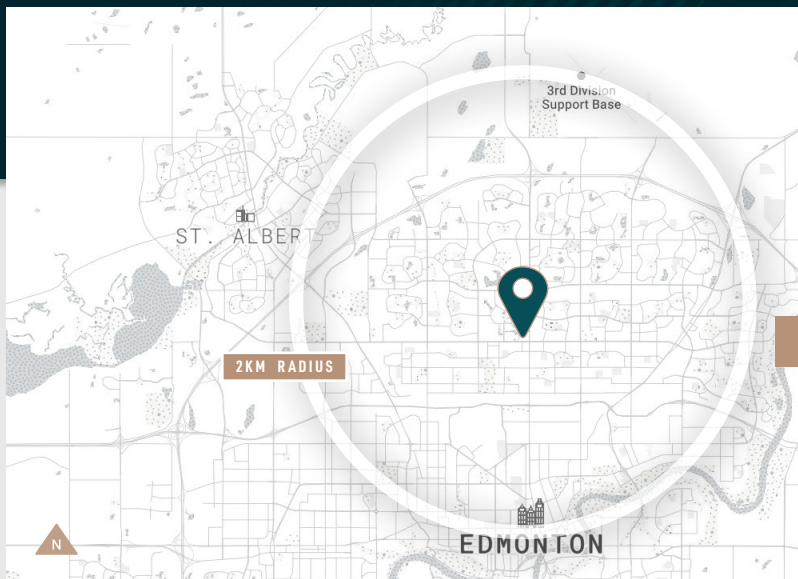
GRIESBACH VILLAGE IS LOCATED ON 137 AVENUE AND 97 STREET, A MAIN ARTERIAL THAT CONNECTS THE COMMUNITIES IN NORTH EDMONTON TO THE DOWNTOWN CORE.

This high traffic location offers excellent ease of access with over 74,000 vehicles per day passing the site, its close proximity to Northgate transit centre and walkability from the growing community of Griesbach.

Griesbach Village benefits from the increasing residential density that surrounds it, including a strong daytime population, high income demographics and young consumer base in the area.



IDEALLY SITUATED



+ 44,400 VPD ON 97TH STREET

[POPULATION]

35, 673 residents

28,211 daytime population

6.1% growth (2018-2023)

8.9% projected growth (2023-2028)

[AGE]

0-19 = 24.9%

20-39 = 28.0%

40-59 = 24.3%

60 Plus = 22.7%

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[INCOME]

Average household income of \$105,950

42.5% of households earn more than \$100,000

27.4% of households earn \$60,000 to \$100,000

[TRAFFIC]

28,000 VPD on 137 Avenue NW

44,400 VPD on 97 Street NW

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