

MACDONALD ESTATES

9925 JASPER AVENUE | EDMONTON | AB

**CORNER UNIT ON
JASPER AVENUE**



UNIT INTERIOR



UNIT INTERIOR



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HIGHLIGHTS

- **1,113 SF MAIN FLOOR CORNER UNIT AVAILABLE FOR LEASE ON JASPER AVENUE**
- High exposure location next to the Fairmont Hotel MacDonald and just north of Edmonton's River Valley
- Supported by surrounding offices, residential, hotels, the Edmonton Convention Centre, theatres, galleries and museums
- Ideal for a variety of businesses including professional office, general retail, food services, cafés and more!

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FEATURES

- **Vacancy:** 1,113 SF
- **Available:** Immediately
- **Municipal:** 9925 Jasper Avenue, Edmonton, AB
- **Legal:** Lot 6, Block , Plan NE
- **Zoning:** [Core Commercial Arts Zone \(CCA\)](#)



PROMINENT JASPER AVE
LOCATION

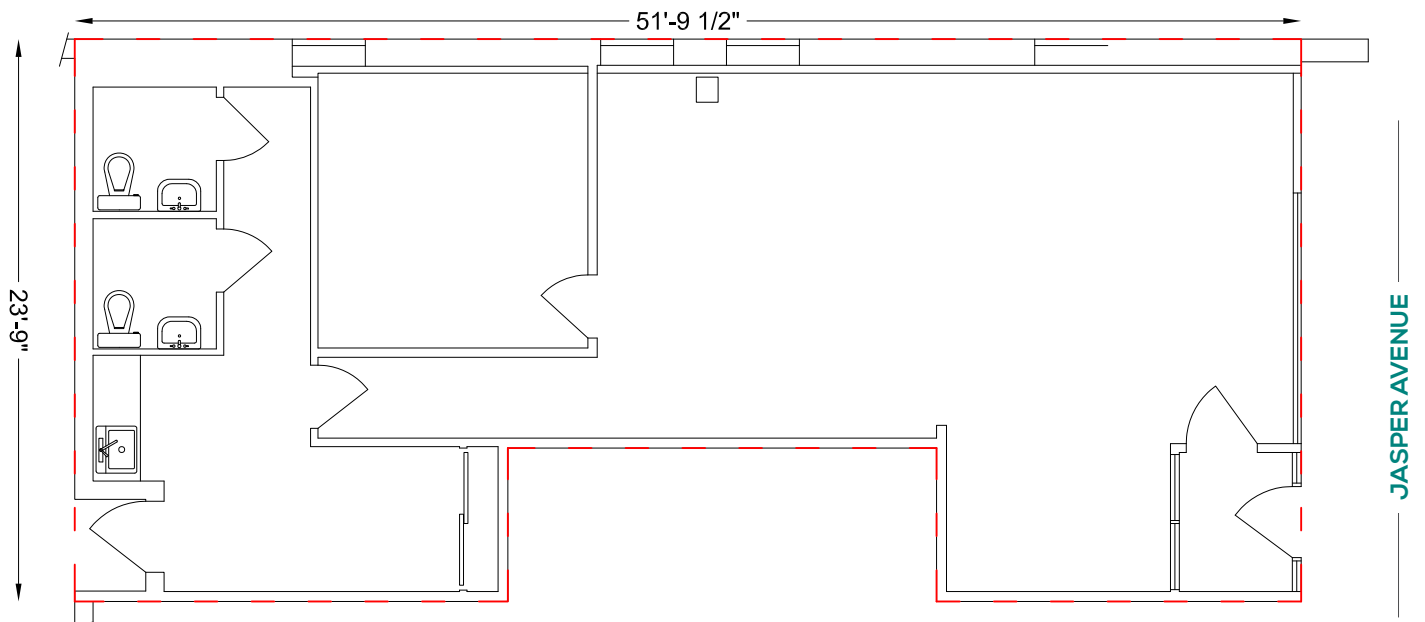


SMALL MAIN
FLOOR UNIT



CORNER UNIT

MAIN FLOOR





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Omada
COMMERCIAL

OPPORTUNITY

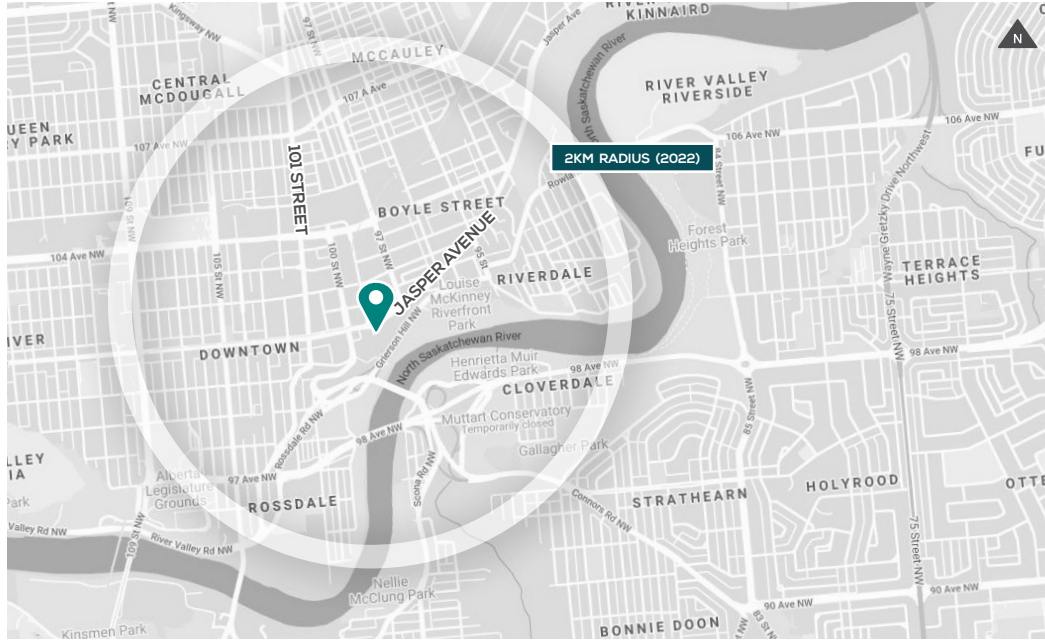
99 JASPER IS LOCATED ON JASPER AVENUE AND 100 STREET, JUST NEXT TO THE FAIRMONT HOTEL MACDONALD AND NORTH OF EDMONTON'S RIVER VALLEY. The location benefits from its high exposure Jasper Avenue location and accessibility via LRT, transit, and pedestrian traffic.

The building is in close proximity to the Edmonton Convention Centre, The Westin Hotel, Courtyard Marriott Hotel, Citadel Theatre, Winspear Centre, Art Gallery of Alberta, the Royal Alberta Museum, Edmonton Public Library, and more. It's supported by these Edmonton landmarks as well as the downtown core and residential that surrounds it.

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DEMOGRAPHICS



- 53,015 residents
- **107,692 DAYTIME POPULATION**
- 12.3% growth (2016-2021)
- 17.6% projected growth (2021-2026)



- Average household income of \$87,436
- 23.0% of households earn \$60,000 to \$100,000
- **28.2% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 9.9%
- **20-39 YRS = 45.8%**
- 40-59 yrs = 23.8%
- 60+ yrs = 20.8%



- **21,800 VPD ON JASPER AVENUE WEST OF 99TH STREET**
- 19,800 VPD on 100th Street North of McDougall Hill

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