

SIR JOHN FRANKLIN BUILDING

11113 87 AVENUE | EDMONTON | AB

FULLY FIXTURED
RESTAURANT
OPPORTUNITY



MAIN BAR



KITCHEN



LOWER LEVEL BAR

HIGHLIGHTS

- **±4,663 SF FULLY FIXTURED RESTAURANT OPPORTUNITY**
- Located in close proximity to the University of Alberta Main Campus
- Built-in customer base with student housing above
- Dense residential neighborhoods surrounding the Property
- Over 35,000 students attending UofA Main Campus

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FEATURES

- **Vacancy:** ±2,074 SF Main floor
±2,589 SF Lower level
±4,663 SF Total
- **Available:** Immediately
- **Municipal:** 11113 87 Avenue, Edmonton, AB
T6G 0X8
- **Legal:** Lots 26-34, Block 166, Plan I23A
- **Access:** 87 Avenue, 111 Street
- **Zoning:** [RA9 \(High Rise Apartment Zone\)](#)
- **Basic Rent:** Negotiable
- **Op Costs:** \$11.36 PSF (2020 est.)
- **Parking:** limited surface parking at front and rear of building
- **Signage:** Fascia, monument
- **Tenant Mix:** Circle K



FULLY FIXTURED
RESTAURANT SPACE

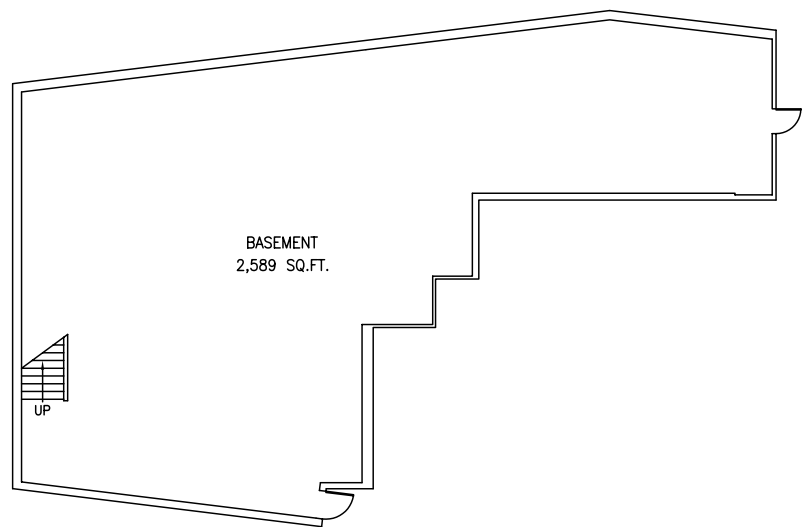
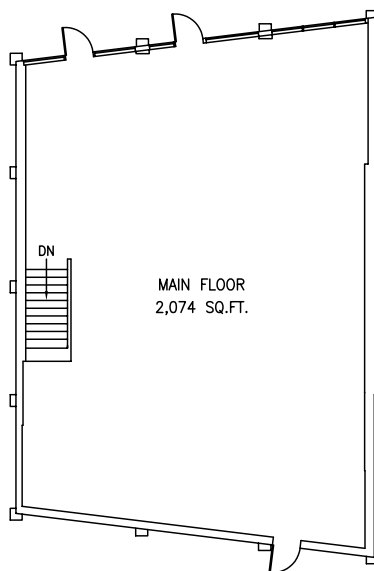


LOCATED JUST OFF
UofA CAMPUS



TOTAL OCCUPANCY
OF 233 CUSTOMERS

87 AVENUE



111 STREET



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OPPORTUNITY

THE SIR JOHN FRANKLIN FEATURES 14 FLOORS OF RESIDENTIAL UNITS, AND A 4,663 SF OPPORTUNITY ON THE MAIN FLOOR. Currently a fully fixtured restaurant space, the space benefits from the built-in customer base and the additional traffic Circle K brings to the Property.

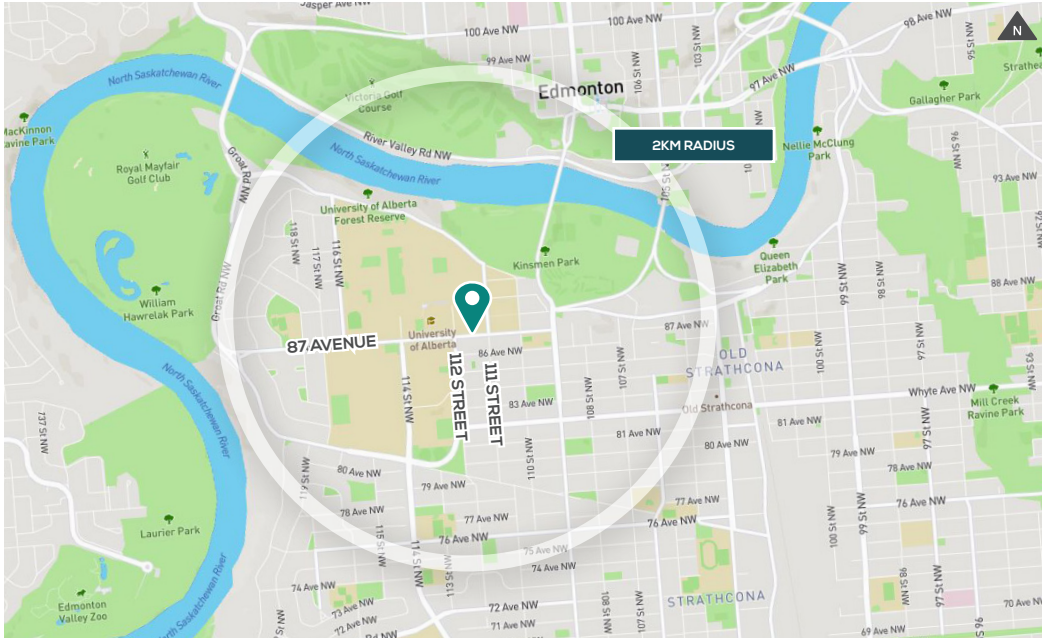
It is located in the Garneau neighborhood and is directly across from the University of Alberta Main Campus, which is attended by over 35,000 students. The former Writers Room has frontage to busy 87 Avenue, which sees over 12,000 vehicles per day. Surrounded by mature neighborhoods as well as high density residential complexes, take advantage of this rare fully fixtured restaurant opportunity today.

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RETAIL
FOR LEASE

FULLY FIXTURED
RESTAURANT
OPPORTUNITY



DEMOGRAPHICS



- 39,606 residents
- 75,421 daytime population
- **9.2% GROWTH (2014-2019)**
- 16.7% projected growth (2019-2024)



- Average household income of \$94,622
- 23.7% of households earn \$60,000 to \$100,000
- **29.9% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 9.4%
- **20-39 YRS = 55.0%**
- 40-59 yrs = 17.4%
- 60+ yrs = 18.3%



- 10,200 VPD on 112 Street
- **12,100 VPD ON 87 AVENUE**

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