

9TRIPLE8 JASPER

9888 JASPER AVENUE, EDMONTON, AB

Up to 2,386 SF

RETAIL FOR LEASE



- **2,386 SQUARE FOOT FIXTURED HIGH-END RETAIL SPACE AVAILABLE**
- The Landlord is actively seeking a cafe operator to serve the building's office tenants and to capitalize on foot traffic to and from the nearby convention centre, hotels, and points of interest
- Prominent Jasper Avenue exposure, situated between the river valley and the thriving downtown core
- Directly connected to ETS Transit hub and in walking distance of Churchill LRT Station
- Excellent curb appeal, impressive interior lobby, high ceilings, and expansive glass in all retail units
- Opportunity for outdoor patio space integrated into neighbouring park

GABRIEL LORIEAU

Partner
780.222.4229
gabriel.lorieau@omada-cre.com

ERIC SLATTER

Partner
780.540.5322
eric.slatter@omada-cre.com

OMADA COMMERCIAL

1400 Phipps-McKinnon Building
10020 101A Avenue NW
Edmonton, AB T5J 3G2

PROPERTY FEATURES

Vacancy	±1,303 and 2,386 SF
Available	Immediately
Legal	Plan 7820103, Block H, Lot 4
Access	Jasper Avenue, 99 Street, and lobby
Zoning	Core Commercial Arts Zone
Lease Rate	Negotiable
Op Costs	\$16.57 PSF (2024)
Parking	Streetfront and underground

IDEAL FOR COFFEE



EXPOSURE TO
JASPER AVENUE



FASCIA AND GLASS
SIGNAGE OPPORTUNITIES



PEDWAY CONNECTED
TO SUNLIFE PLACE

IDEAL FOR PROFESSIONAL SERVICES



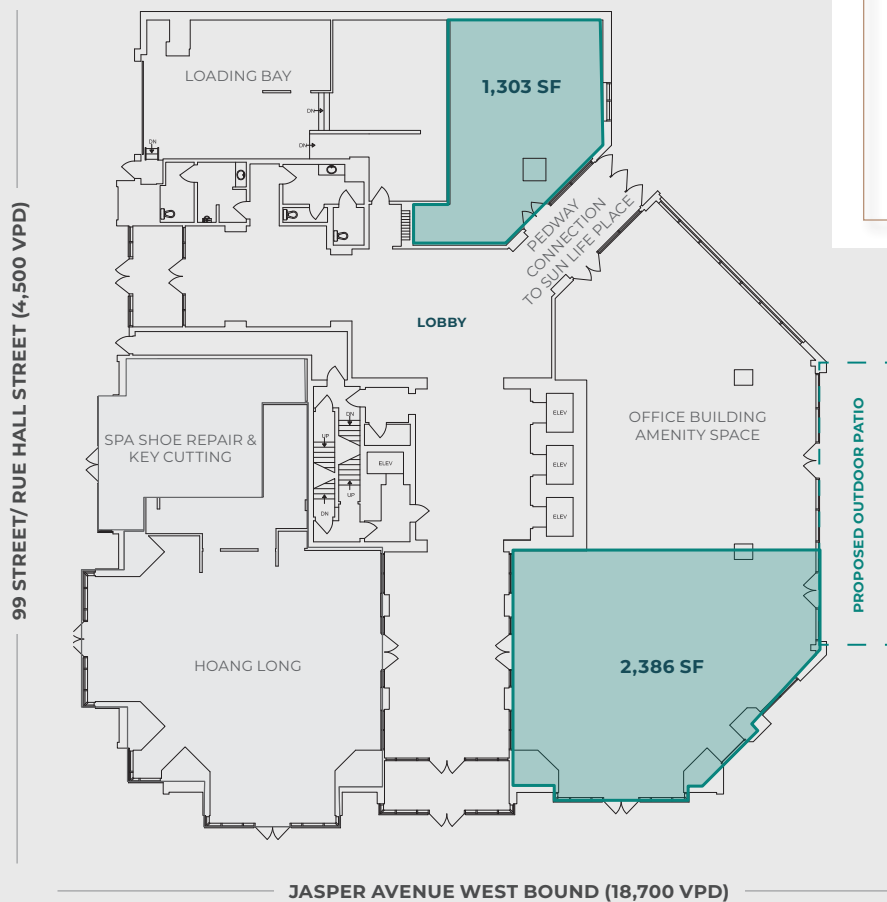
THE OPPORTUNITY

A KEY COMPONENT OF 9TRIPLE8 JASPER'S REDEVELOPMENT HAS BEEN TO PROVIDE AN IMPRESSIVE LOBBY AS WELL AS SERVICES AND AMENITIES TO THE BUILDING'S TENANTS.

The improved curb appeal and neighbouring park has created a welcoming and social environment for those visiting the property. Retailers in 9Triple8 Jasper will be supported by the office tower above, along with the surround office towers of Edmonton's Financial District. This District houses almost every A-Class office tower in the city bringing a strong base of high earning professionals to the area.

9Triple8 Jasper is located on the edge of Edmonton's expanding core. While most attention has been on the Ice District, the Quarters District has also been targeted for revitalization by the City of Edmonton. The re-development includes a pedestrian-focused street, capacity to accommodate 20,000 residents, and an overall transformation towards a more vibrant and diverse community.

FLOOR PLAN



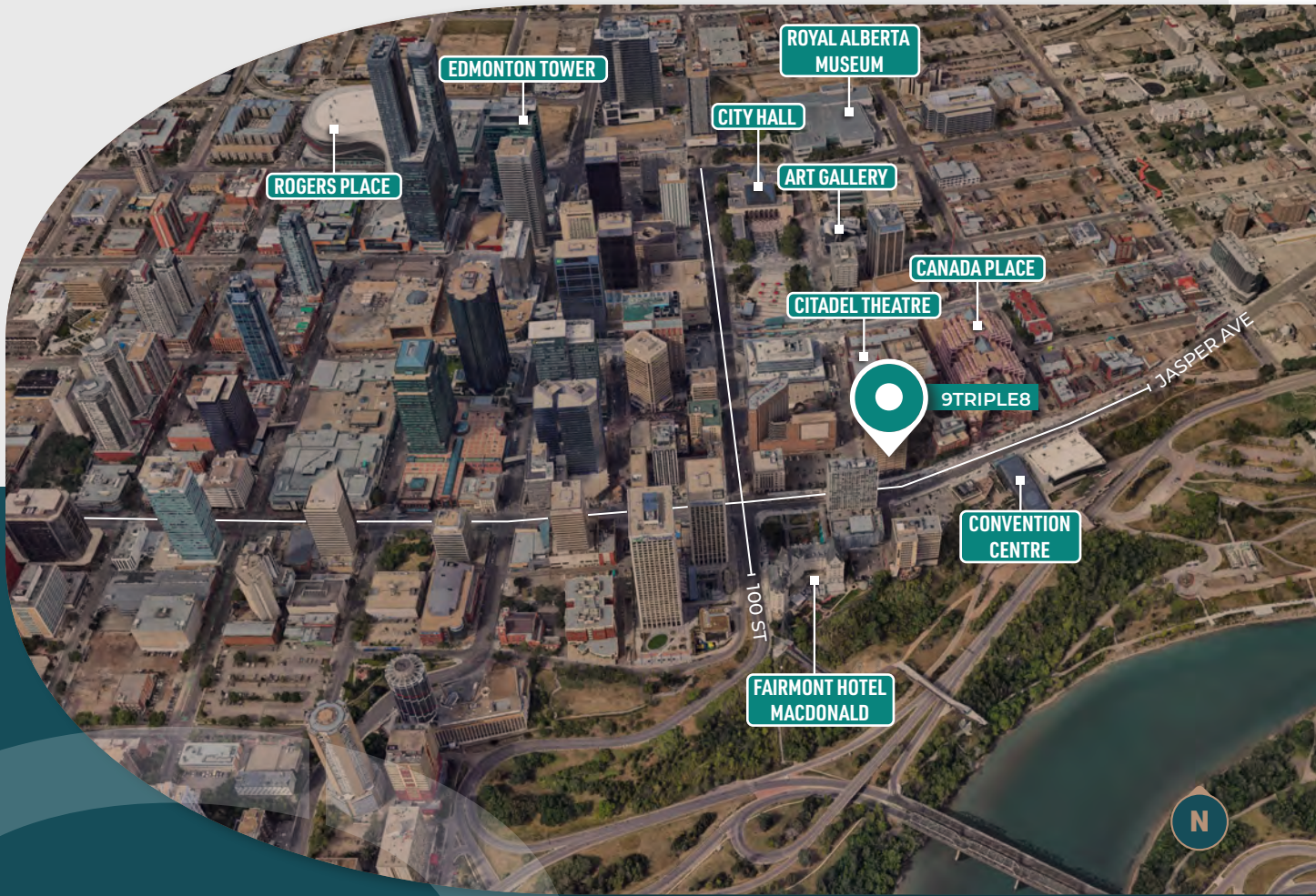
RETAIL TENANTS

Spa Shoe Repair, Key Cutting, and Hoang Long

OFFICE TENANTS

Associated Engineering, KRP, BDC, and ASET

IDEALLY SITUATED



AREA DEMOGRAPHICS

3 KM RADIUS

165,262

DAYTIME POPULATION

107,415 residents
 10.3% growth (2018-2024)
 19.2% projected growth (2024-2029)

44.7%

20-39 YRS

0-19 yrs = 11.3%
 40-59 yrs = 22.7%
 60+ yrs = 21.3%

\$89,858

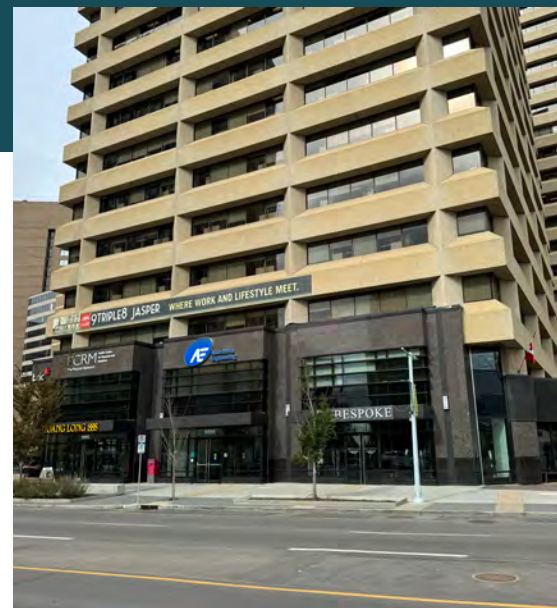
AVERAGE HOUSEHOLD INCOME

25.0% earn \$60-100,000
 28.2% earn \$100,000+

18,700 VPD

ON JASPER AVENUE

4,500 VPD on 99 St



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OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL
 1400 Phipps-McKinnon Building
 10020 101A Avenue NW
 Edmonton, AB T5J 3G2

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 COMMERCIAL