

CANTERRA SHOPPING CENTRE

10104 109 Street, Edmonton, AB

THE HIGHEST PROFILE CORNER
IN DOWNTOWN EDMONTON

RETAIL FOR LEASE

CAM PICKETTS

Partner | Broker

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- **Save on foods anchored shopping centre**
- Located on the major intersection of 109 Street and Jasper Avenue
- Ample parking, a limited commodity in Downtown Edmonton

PROPERTY FEATURES

Municipal	10104 109 Street, Edmonton, AB
Legal	Plan 9921554, Block 9B, Lot 5
Access	109 Street & Jasper Avenue Multiple all directional
Zoning	CB1 (Commercial Business)
Basic Rent	Negotiable
Op Costs	±\$21.99 PSF (2023 est.)
Parking	290 stalls



FRONTAGE TO
JASPER AVENUE



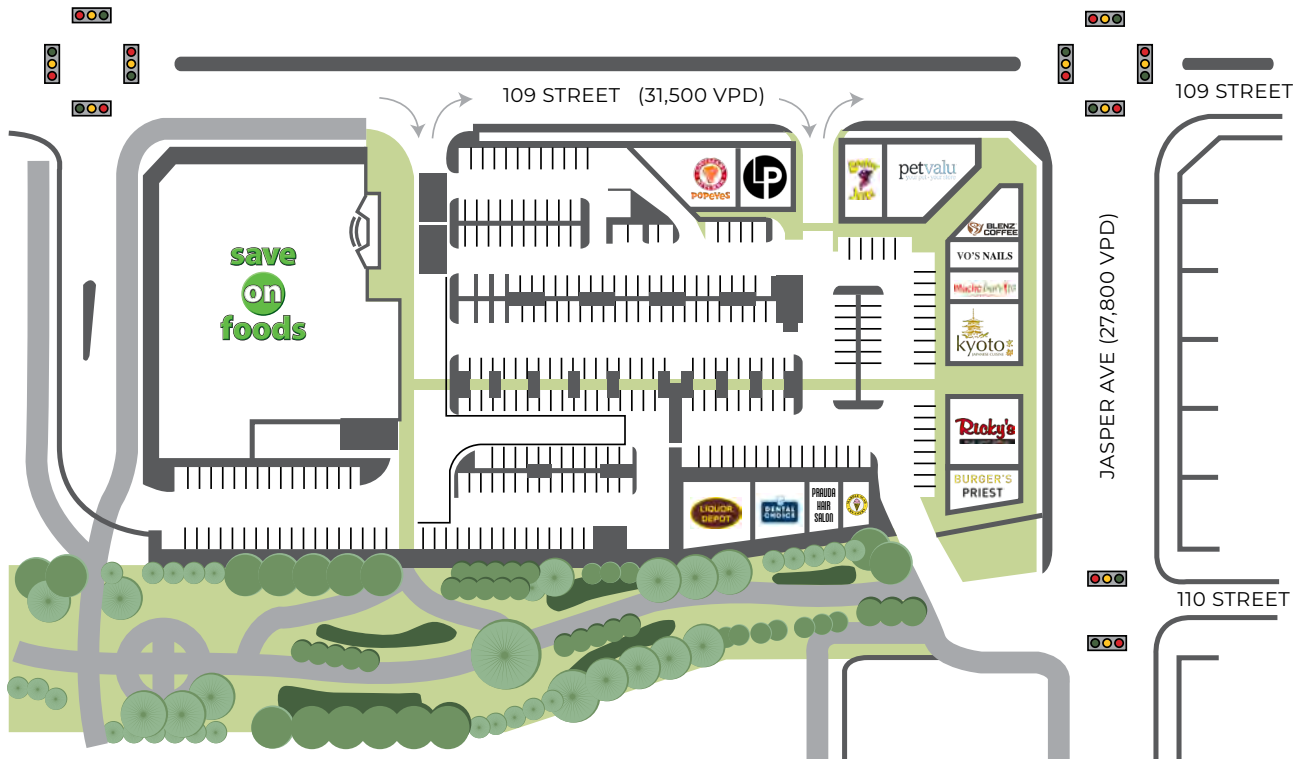
HIGH TRAFFIC CENTRE



CENTRALLY LOCATED



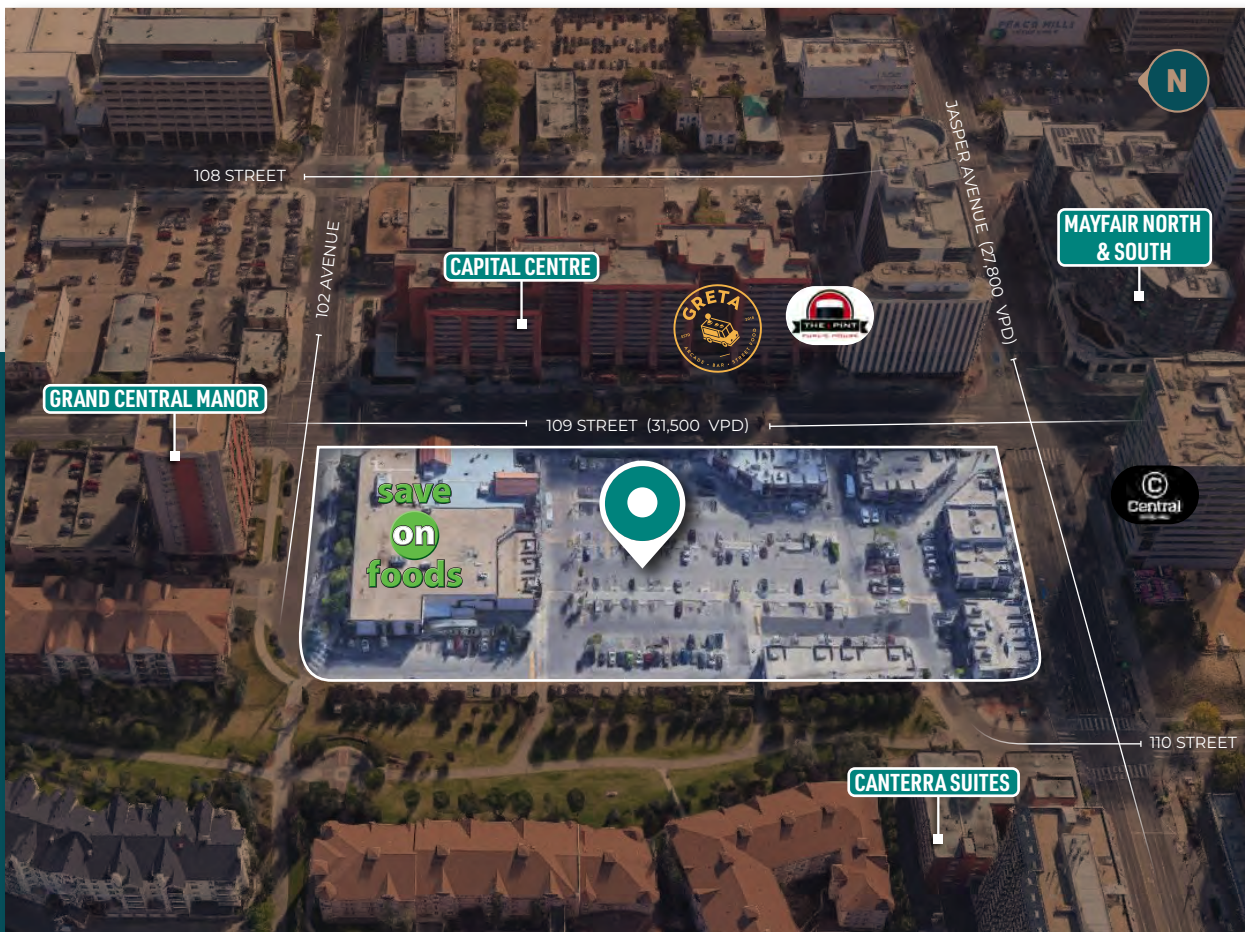
SITE PLAN



STRATEGICALLY POSITIONED ON 109 STREET AND JASPER AVENUE

Canterra centre is located within the central neighbourhood of Oliver, adjacent to the downtown core. The area is densely populated and has a strong commercial element threaded throughout. Save-On-Foods, located in Canterra Centre, is the only grocer within a 1 km radius and acts as a sizable draw of consumers to the centre.

Canterra Centre is strategically positioned on the major intersection of 109 Street and Jasper Avenue. This key downtown junction is experiencing exciting growth with newly built or significantly upgraded properties on three of its corners. The combination of these developments will modernize this prime downtown intersection, and will exponentially increase daytime populations, number of residents and overall traffic to the area.





+ 31,500 VPD ON 109 STREET

AREA DEMOGRAPHICS

2 KM RADIUS

123,838

DAYTIME POPULATION

57,182 residents
 13.9% growth (2018-2023)
 25.8% projected growth (2018-2029)

49.4%

20-39 YRS

0-19 yrs = 8.8%
 40-59 yrs = 21.5%
 60+ yrs = 20.0%

\$83,530

AVERAGE HOUSEHOLD INCOME

26.2% earn \$60-100,000
 26.1% earn \$100,000+



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