

| 2,226 SF |

# RETAIL FOR SUBLEASE



**GRIESBACH VILLAGE** Unit 104, 9910 – 137 Avenue NW, Edmonton, AB

- **2,226 SF sublease at Griesbach Village**
- 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

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Vacancy	2,952 SF
Available	April 1, 2025
Municipal	10135 108 Street, Edmonton, AB
Legal	Plan 2222001, Block 7, Lots 1, 2, 3, & 4
Zoning	<a href="#"><u>Site Specific Development Control Provision (DC2 (1068))</u></a>

Basic Rent	Negotiable
Op Costs	est. \$16.00 PSF
TI	Separately Metered
Parking	Street Parking

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Floor plan diagram illustrating the available space dimensions:

- Total Available Space: 2,226 SF
- Overall Width: 39'-2 $\frac{1}{8}$ "
- Overall Depth: 47'-0"
- Mechanical/Electrical Room Dimensions: 19'-0" $\frac{1}{8}$ " x 19'-10"
- Mechanical/Electrical Room Label: MECH/ELEC 198 SF 2-100

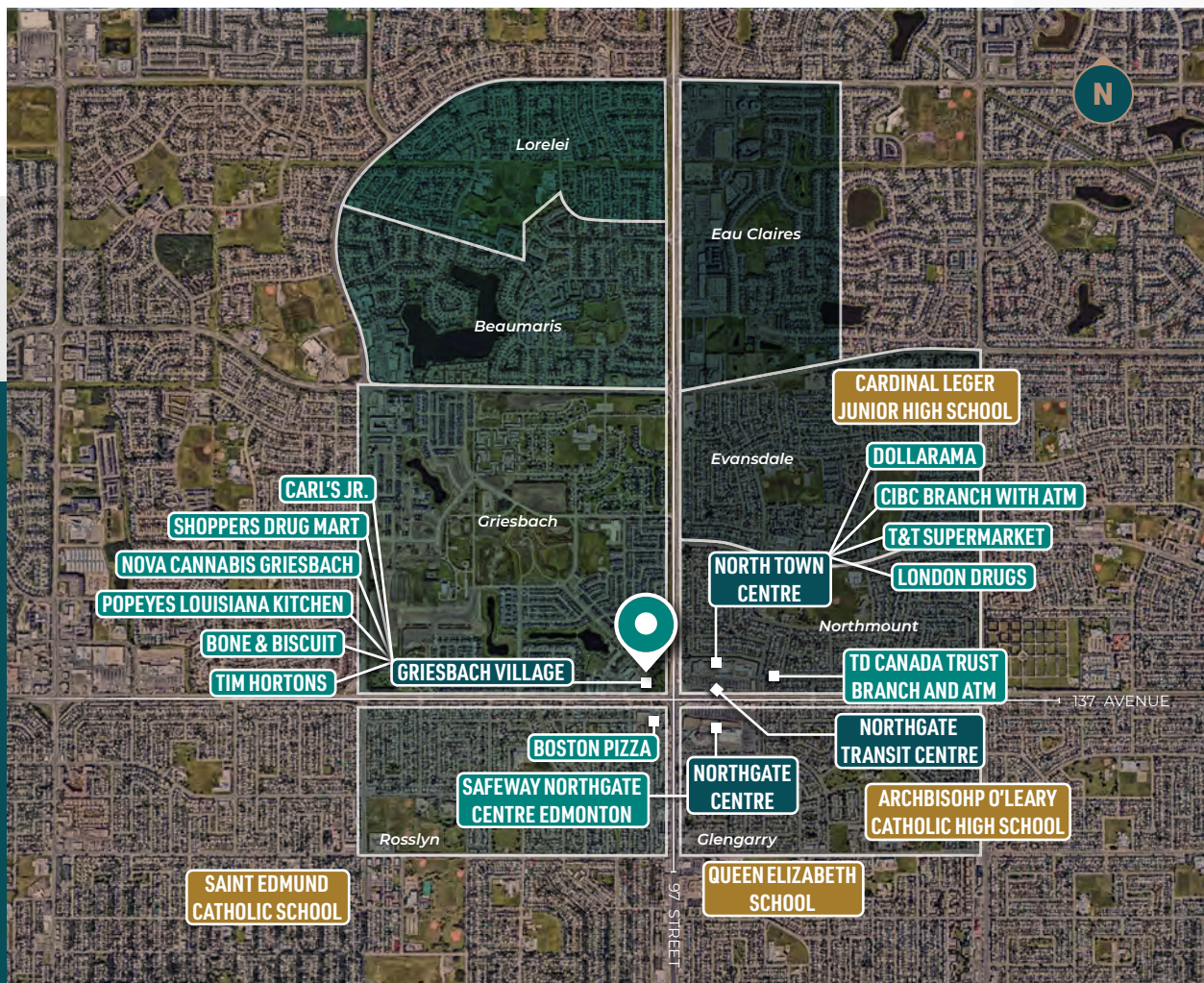


# MARKET INSIGHT

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.



# AREA DEMOGRAPHICS

2 KM RADIUS

**28,211**

DAYTIME POPULATION

35,673 residents  
6.1% growth (2018-2023)  
8.9% projected growth (2023-2028)

**28.0%**

20-39 YRS

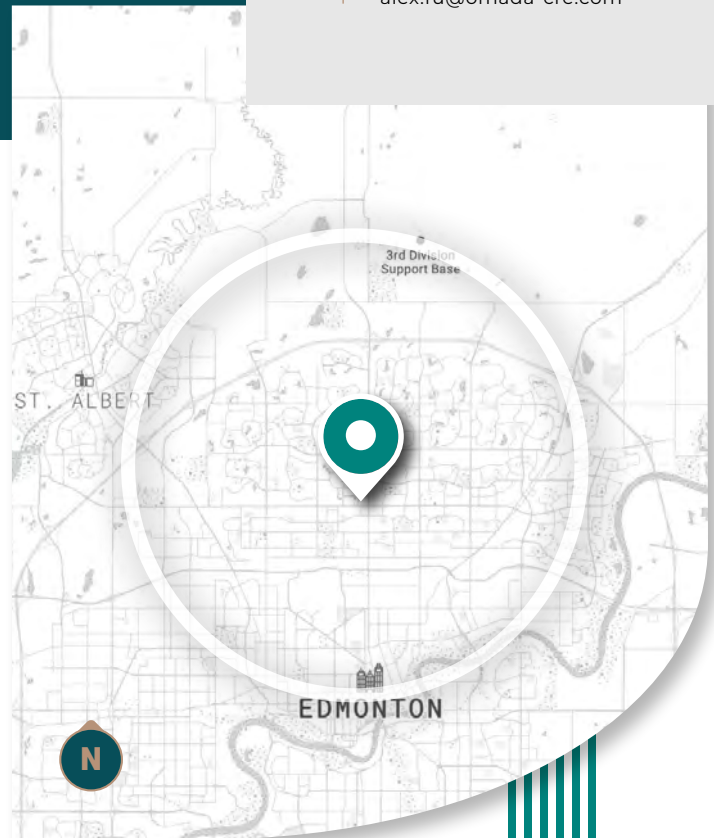
0-19 = 24.9%  
40-59 = 24.3%  
60 Plus = 22.7%

**\$105,950**

AVERAGE HOUSEHOLD INCOME

42.5% earn \$60-100,000  
27.4% earn \$100,000+

**+ 44,400 VPD ON 97TH STREET**



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