

| 1,708 SF |

# RETAIL FOR LEASE



## JASPER ONE ELEVEN

11014 Jasper Avenue, Edmonton, Alberta

### EXTENSIVELY RENOVATED MAIN FLOOR SPACE

- Last main floor unit available for lease
- Extensively renovated main floor spaces with building façade upgrade
- Exposure to Jasper Avenue seeing over 22,900 vehicles per day
- Ideal for professional services, personal services, specialty food, etc.

#### MAY CUAN

Partner  
780.995.0699  
may.cuan@omada-cre.com

#### GABRIEL LORIEAU

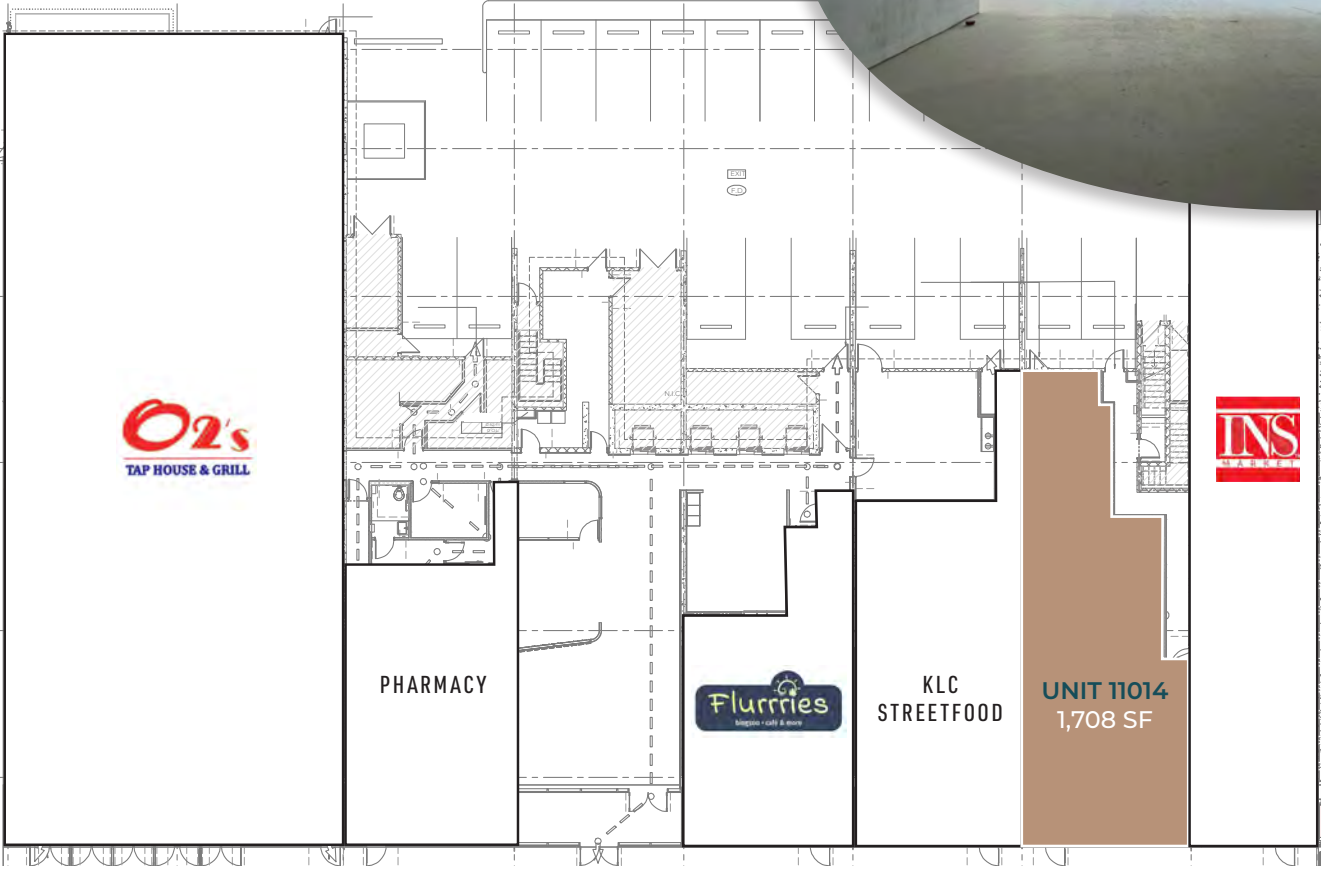
Partner  
780.222.4229  
gabriel.lorieau@omada-cre.com

# PROPERTY FEATURES

Vacancy	Unit 11014	1,708 SF
Available	Immediately	
Zoning	<a href="#">DC2 - Site Specific Development Control Provision</a>	
Legal	Lot 91 & 92, Block 10, Plan NB	
Municipal	<a href="#">11020 Jasper Avenue, Edmonton, AB</a>	
Basic Rent	Negotiable	
Op Costs	\$16.20 PSF (2024 est.)	



# SITE PLAN



\*Site plan is only a visual reference and not exact or to scale in this image



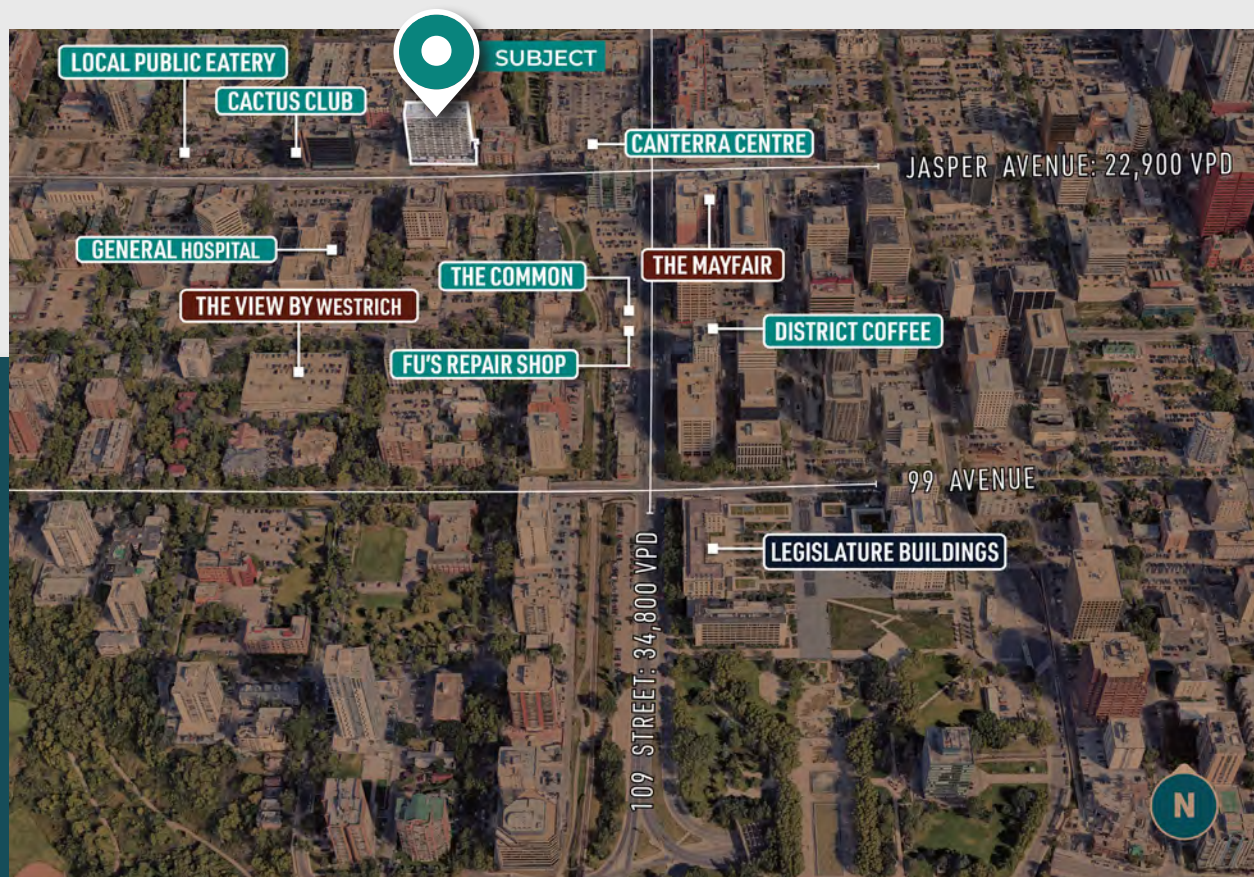
The “Naturally Free” mural is symbolic of the diversity of Edmonton and how we all need each other to prosper. The bear represents courage; it is the protector and the healer. This represents the healing that has occurred in Edmonton since post colonialism and the need to protect our diversity.

See mural progress and read more about the project at: [RADO MURAL](#)



## MARKET INSIGHT

Jasper 111 is located on Jasper Avenue, just west of the intersection with 109 Street. This mixed-use building features main floor commercial that is undergoing substantial renovations and façade improvements. The main floor commercial spaces are supported by 237 rental units in the 17 floors of residential above. The prominent location on Jasper Avenue provides connectivity to the downtown core, high exposure directly on the avenue, and benefits from the high density population that surrounds it.



HIGH EXPOSURE

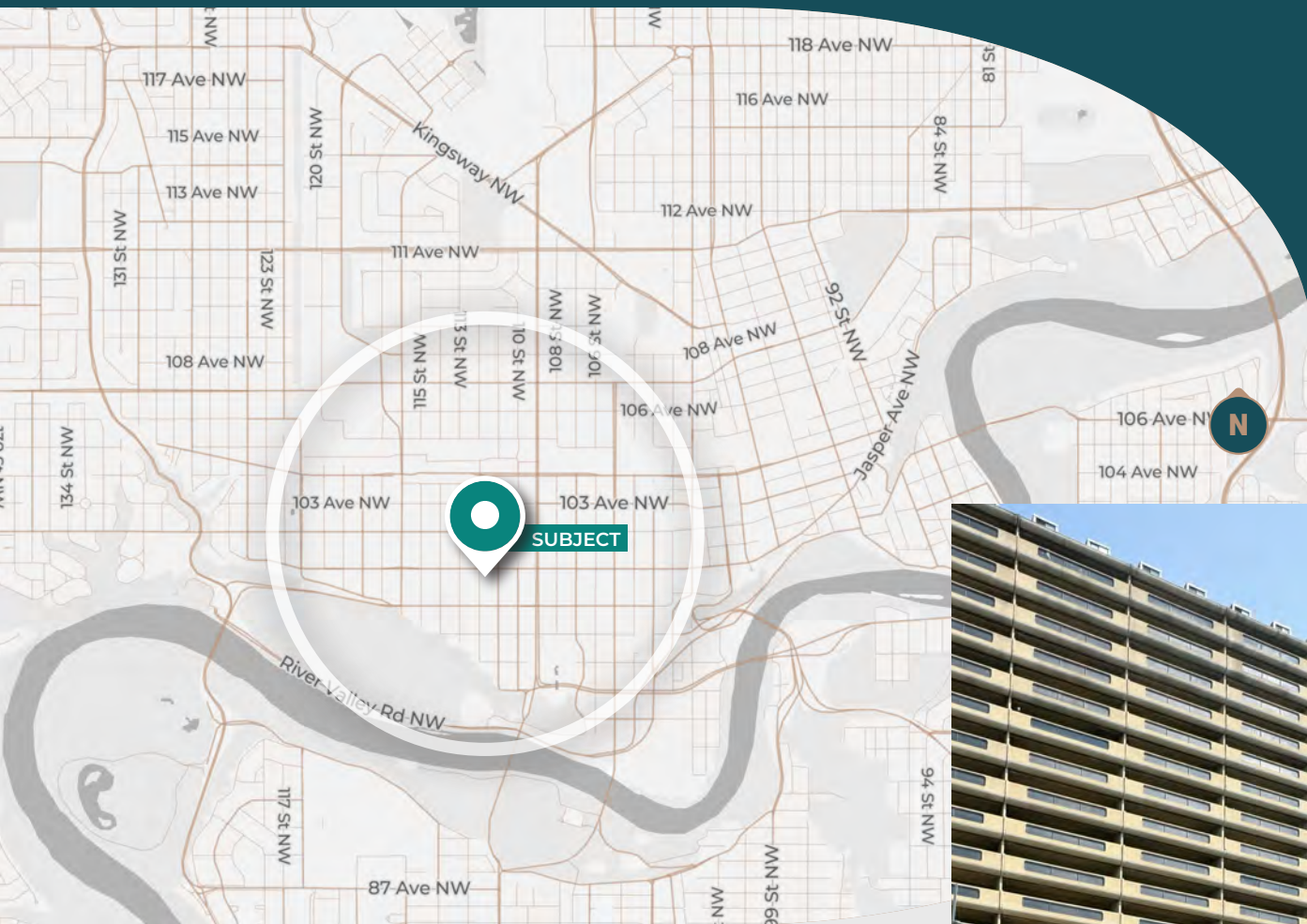


SMALL UNITS



CENTRAL





22,900 VPD ON JASPER AVENUE

## AREA DEMOGRAPHICS

2 KM RADIUS

**129,991**

DAYTIME POPULATION

55,970 residents  
9.8% growth (2017-2022)  
16.4% projected growth (2022-2027)

**49.7%**

20-39 YRS

0-19 yrs = 8.2%  
40-59 yrs = 22.8%  
60+ yrs = 19.5%

**\$87,627**

AVERAGE HOUSEHOLD INCOME

25.9% earn \$60-100,000  
27.7% earn \$100,000+