

| FOR LEASE |

RICE HOWARD RETAIL



LOCATED IN THE RICE HOWARD RETAIL AREA

10023 101A Ave & 10127 100A Street NW, Edmonton, AB

- **1,560 & 1,732 square foot retail opportunities in the heart of downtown Edmonton**
- Fully fixtured restaurant and hair salon spaces available immediately
- Located in Rice Howard retail node, next to Craft Beer Market
- Attached parkade and streetfront parking available

ALEX FU
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PROPERTY FEATURES

Vacancies	1,560 SF (Fixture Restaurant) 1,732 SF (Fixture Hair Salon)
Available	Immediately
Municipal	10127 100A Street, Edmonton AB T5J 0C3 10023 101A Avenue, Edmonton AB T5J 0C3
Legal	Lot 27-29, Block , Plan F
Zoning	Core Commercial Arts Zone (CCA)
Basic Rent	Negotiable
Op Costs	\$15.65 (2026 est.) PSF
Utilities	Separately metered



FULLY FIXTURED
RETAIL BAYS

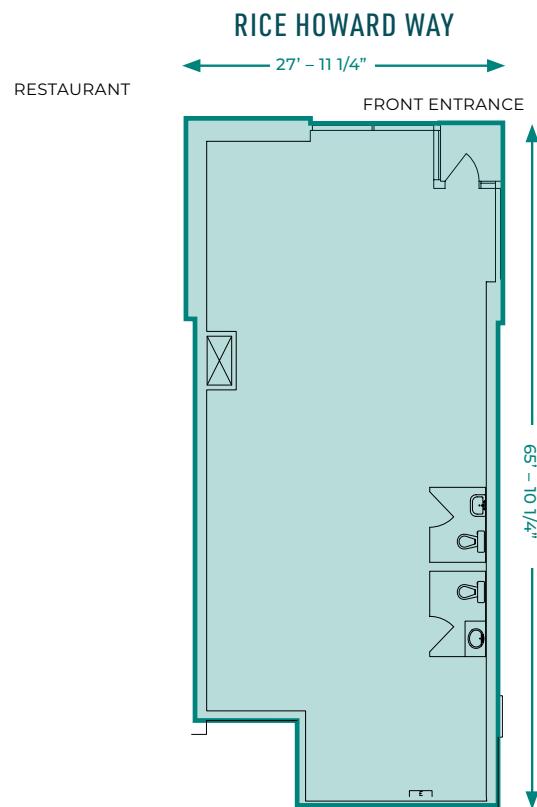
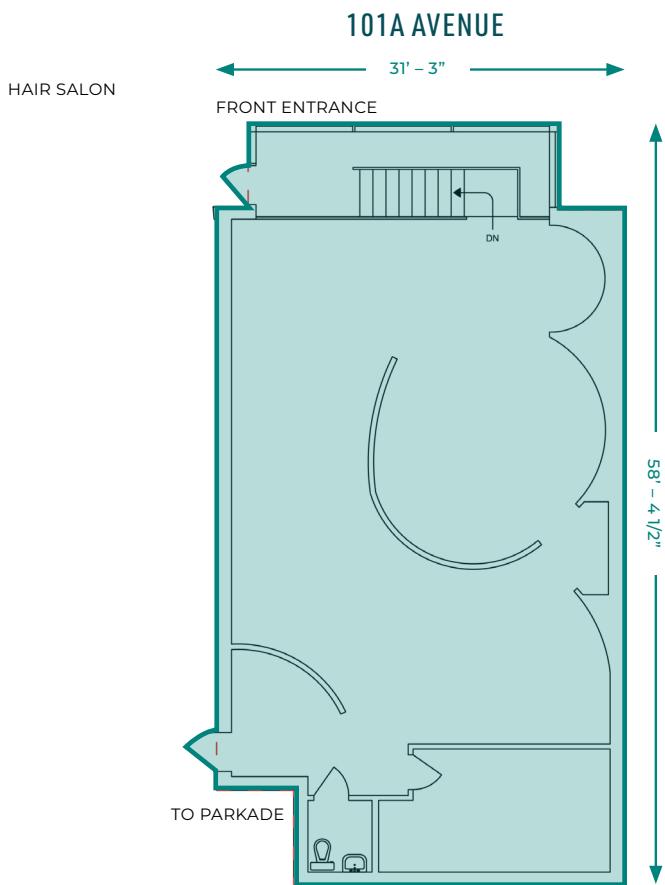


RICE HOWARD
RETAIL NODE



ATTACHED PARKADE

FLOOR PLANS



HIGHLY SOUGHT AFTER RETAIL AREA IN DOWNTOWN

Opportunity to lease two fully fixtured retail bays of 1,560 & 1,732 SF. The Property is located in the Rice Howard retail node, one of downtown Edmonton's most desirable areas.

Nearby restaurants include Craft Beer Market, Bianco, Rosewood Foods, OEB Breakfast Co, Bar Trove and Sherlock Holmes Pub. The Property is surrounded by office towers such as Enbridge Centre and the currently under-redevelopment Rice Howard Place, and in close proximity to other downtown landmarks like City Centre Mall, Manulife Place, Stanley Milner Library and the Westin Hotel. The retail bays are located adjacent to Connect Tower, currently adding 91 residential units to the building.

Rice Howard Retail has an attached covered parkade, and features easy accessibility from 100 Street and Jasper Ave. It is also located blocks away from the new LRT tracks. Perfect for a hair or beauty salon use, or a new restaurant addition to the many that call Rice Howard home.



AREA DEMOGRAPHICS

2 KM RADIUS

118,519

DAYTIME POPULATION

56,299 residents

19.0% growth (2018-2025)

20.9% projected growth (2025-2030)

45.9 %

20-39 YRS

0-19 yrs = 9.4%

40-59 yrs = 22.5%

60+ yrs = 22.1%

\$87,058

AVERAGE HOUSEHOLD INCOME

21.2% earn \$60-100,000

26.4% earn \$100,000+

14,500 VPD

TRAFFIC ON 100 STREET (2022)

2,000 VPD on 101A Avenue (2022)

1,300 VPD on 100A Street (2022)

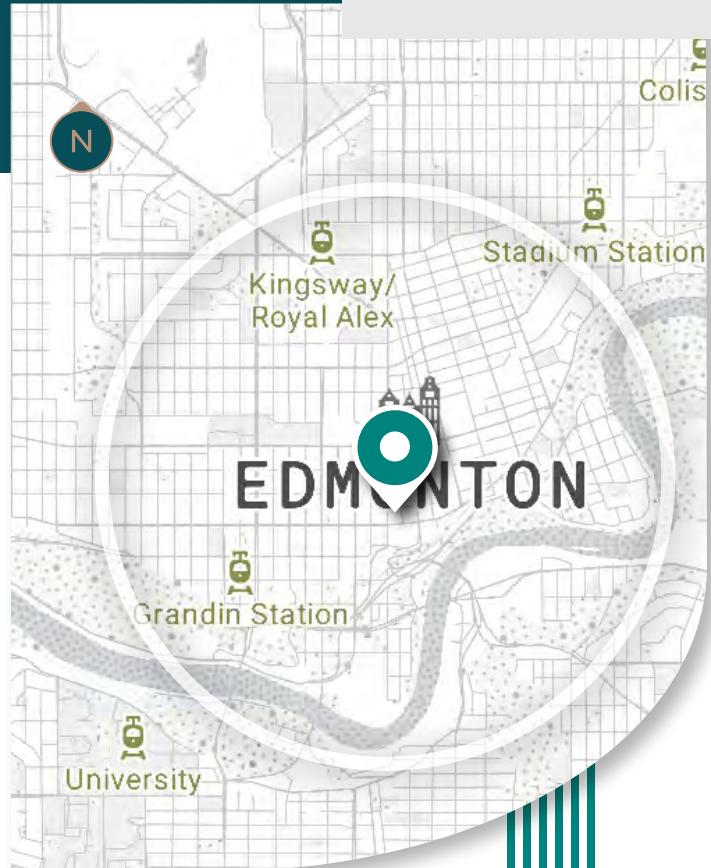
+ 19,400 VPD ON JASPER AVENUE

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