

| FOR LEASE |

RICE HOWARD RETAIL



LOCATED IN THE RICE HOWARD RETAIL AREA

10023 101A Avenue NW, Edmonton, AB

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

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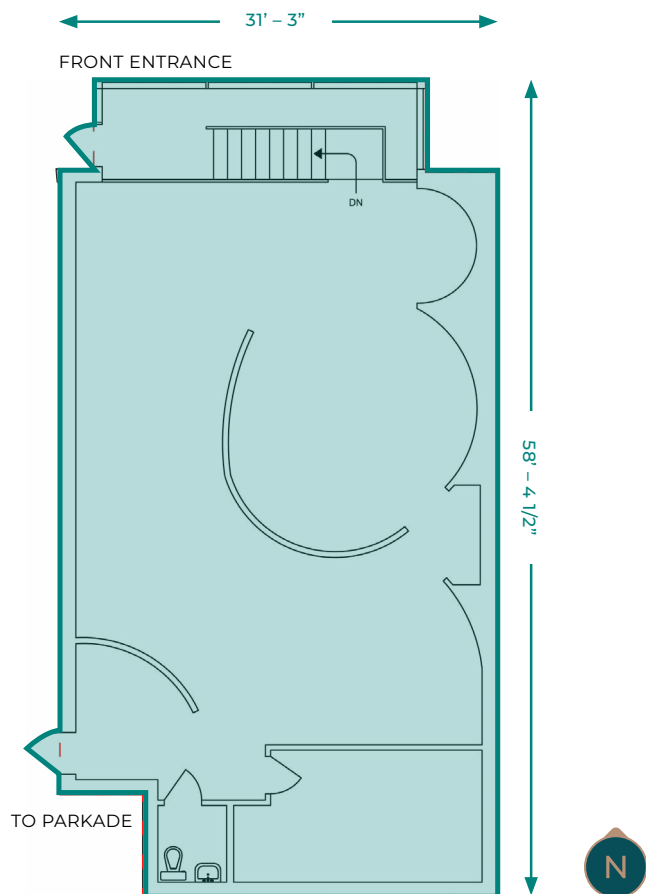
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PROPERTY FEATURES

Vacancy	1,732 SF
Available	Immediately
Municipal	10020 101A Avenue, Edmonton AB T5J 0C3
Legal	Lot 27-29, Block , Plan F
Zoning	Core Commercial Arts Zone (CCwA)
Basic Rent	Negotiable
Op Costs	\$15.13 (2024 est.) per SF
Utilities	Separately Metered



SITE PLAN



FULLY FIXTURED HAIR SALON



RICE HOWARD RETAIL NODE



ATTACHED PARKADE

HIGHLY SOUGHT AFTER RETAIL AREA IN DOWNTOWN

Lease opportunity of a 1,732 square foot former hair salon space, fully fixtured for the use. 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, Zenaris and Sherlock Holmes Pub. The Property is surrounded by office towers such as the Phipps-McKinnon building, 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.

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

125,767

DAYTIME POPULATION

52,128 residents
8.8% growth (2018-2023)
21.7% projected growth (2023-2028)

46.9%

20-39 YRS

0-19 yrs = 9.7%
40-59 yrs = 22.5%
60+ yrs = 20.9%

\$87,016

AVERAGE HOUSEHOLD INCOME

25.2% earn \$60-100,000
28.9% 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)

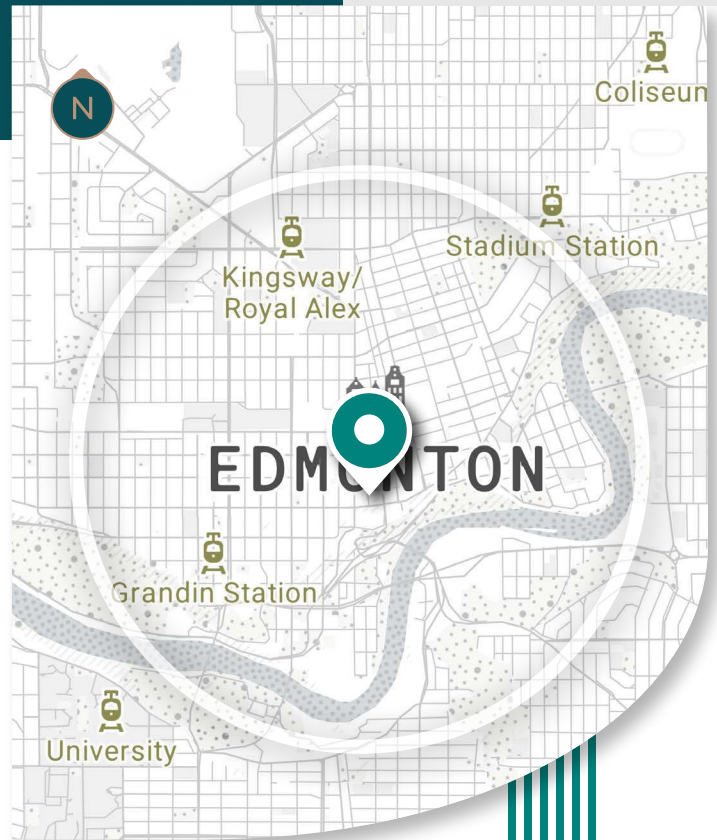
+ 19,400 VPD ON JASPER AVENUE

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