

BIRKS BUILDING

10360 Jasper Avenue, Edmonton, AB

2,981 SF

HIGH EXPOSURE CORNER

RETAIL SPACE AVAILABLE

RETAIL FOR LEASE

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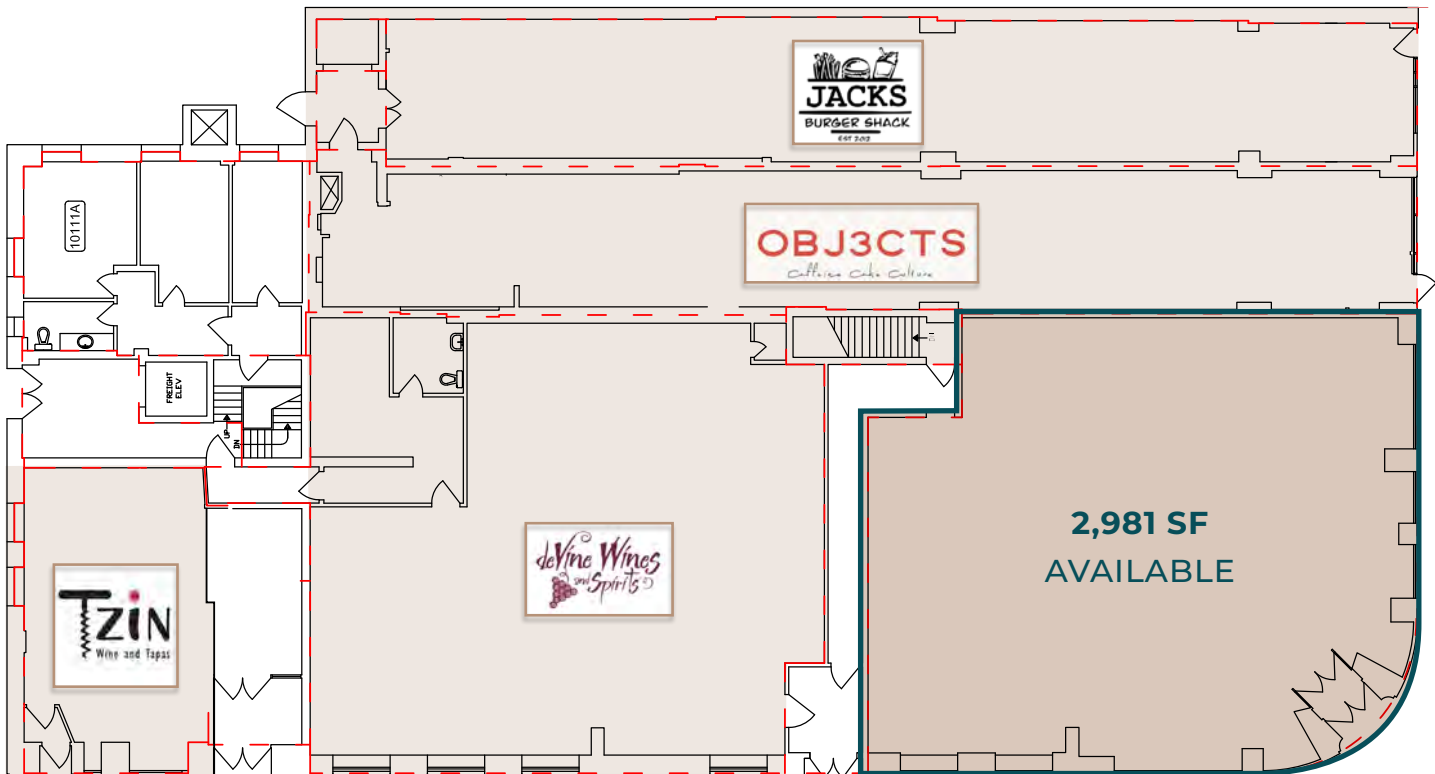
- **2,981 SF fixtured retail space in Edmonton's downtown pedestrian shopping district**
- High profile location at the corner of Jasper Avenue and 104 Street
- Capitalize on a high daytime population of over 133,000 people within a 2km radius
- Ideal for medical professionals, general retail, personal services and more
- This is another property detail bullet

PROPERTY FEATURES

Vacancy	2,981 SF
Available	Immediately
Municipal	10360 Jasper Ave, Edmonton, AB
Legal	Plan NB, Block 3, Lots 157-158
Zoning	Heritage Area Zone (HA)
Basic Rent	Negotiable
Op Costs	\$16.90 PSF (2025)
Utilities	Separately metered



SITE PLAN



OPPORTUNITY TO LEASE 2,981 SF OF FIXTURED RETAIL SPACE

Sitting prominently at the entrance to Edmonton's 4th Street Promenade, the Birks Building serves as the gateway to the city's vibrant pedestrian shopping district with a dense inventory of character buildings nestled alongside high-density residential buildings.

104th Street is close to Rogers Place, ICE District, and MacEwan University. It serves as a cultural draw for downtown office workers on their way downtown, on their lunch break or after-work socialization.

The Birks Building boasts excellent accessibility by pedestrian, vehicular or public transit means.

Formerly the long-term home for a well-known optometry practice, this flagship space is now available with a professional build-out suitable for a variety of users.



ATTRACTIVE EXISTING IMPROVEMENTS



HERITAGE BUILDING



HIGH DAYTIME & EVENING POPULATION



FLAGSHIP LOCATION

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**22,200 VPD ON
JASPER AVENUE**

AREA DEMOGRAPHICS

2 KM RADIUS

133,844

DAYTIME POPULATION

58,580 residents

13.2% growth (2019-2024)

24.1% projected growth (2024-2029)

\$84,362

AVERAGE HOUSEHOLD INCOME

24.7% earn \$60-100,000

26.7% earn \$100,000+

47.2%

20-39 YRS

0-19 yrs = 9.2%

40-59 yrs = 22.2%

60+ yrs = 21.4%



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