

| FOR LEASE |

INTACT BUILDING



10,541 SF MAIN FLOOR RETAIL 10818 Jasper Avenue, Edmonton, AB

- **10,541 SF of fixtured retail space available**
- High exposure corner on 108 Street and Jasper Avenue
- High pedestrian area with high daytime traffic
- The Parks development across 108 Street will add more density with over 1,000 units slated for construction
- Norquest College serves over 20,400 students in the immediate area
- Other major tenants include Intact Insurance, Norquest College, Subway, Oodle Noodle, Quesada Burrito and more!

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PROPERTY FEATURES

Vacancy	10,541 SF
Available	with 3 months notice
Address	10818 Jasper Avenue
Legal	Plan 0722045 Block 8 Lot 87A
Zoning	Jasper Avenue Main Street Commercial Zone (JAMSC)
Basic Rent	Negotiable
Op Costs	\$12.52 PSF (2025)
Utilities	Separately metered
Parking	Street, underground



SITE PLAN



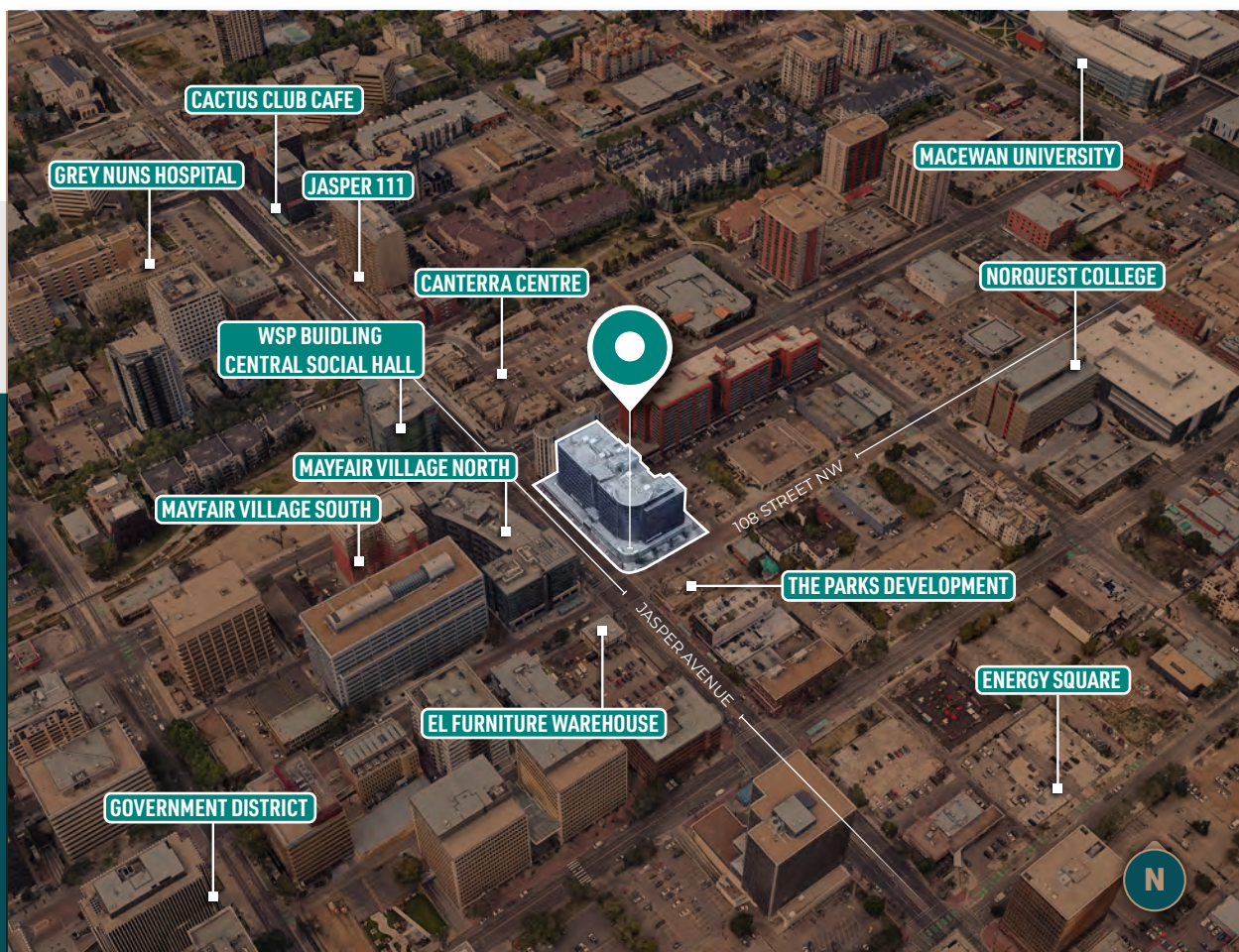
LOCATED AT ONE OF DOWNTOWN MOST PROMINENT INTERSECTIONS

The Intact Building underwent a major renovation and expansion in 2009. The Building is in a great high exposure location which sees traffic of over 25,000 vehicles per day as well as many pedestrians. The Intact Building is within walking distance to Grant MacEwan University, the Alberta Legislature Grounds, and Edmonton's beautiful river valley.

Norquest College has recently occupied over 74,000 SF in the Intact Building which will bring over 1,000 students to the building daily.

The 10,541 SF main floor space is fixtured retail and ready for your touches. The space can accommodate a variety of different uses. There is convenient loading at the rear, easy access to parking. Make this opportunity yours!

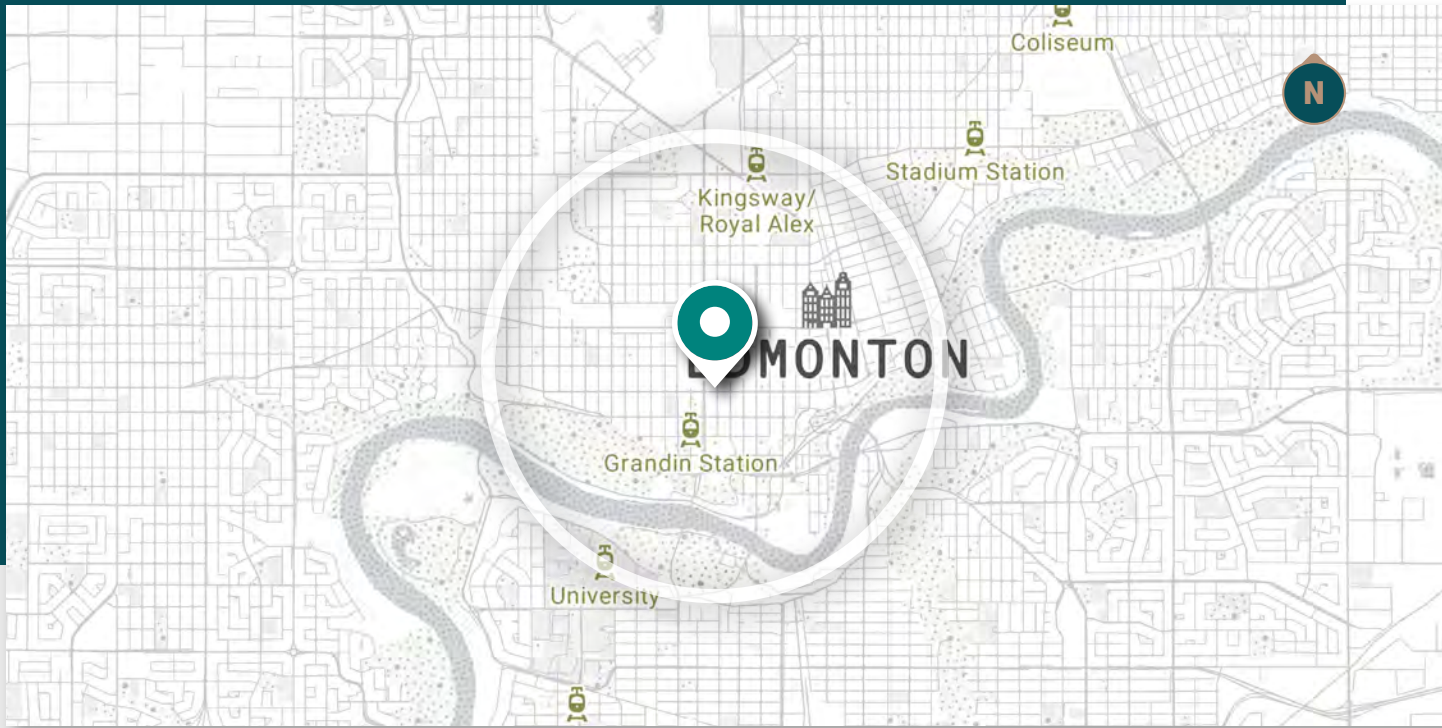
New development in the area including The Parks project will further revitalize this area. The Parks, situated across 108 Street, will consist of two towers with 1,050 units. Much more density is coming to this area!



HIGH TRAFFIC WITH
25,400 VEHICLES DAILY



UNDERGROUND
PARKING



+ 25,400 VPD ON JASPER AVENUE

AREA DEMOGRAPHICS

2 KM RADIUS

104,924

DAYTIME POPULATION

55,199 residents
10.8% growth (2018-2024)
21.3% projected growth (2024-2029)

46.6%

20-39 YRS

0-19 yrs = 10.8%
40-59 yrs = 22.0%
60+ yrs = 20.5%

\$91,155

AVERAGE HOUSEHOLD INCOME

24.5% earn \$60-100,000
28.0% earn \$100,000+

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