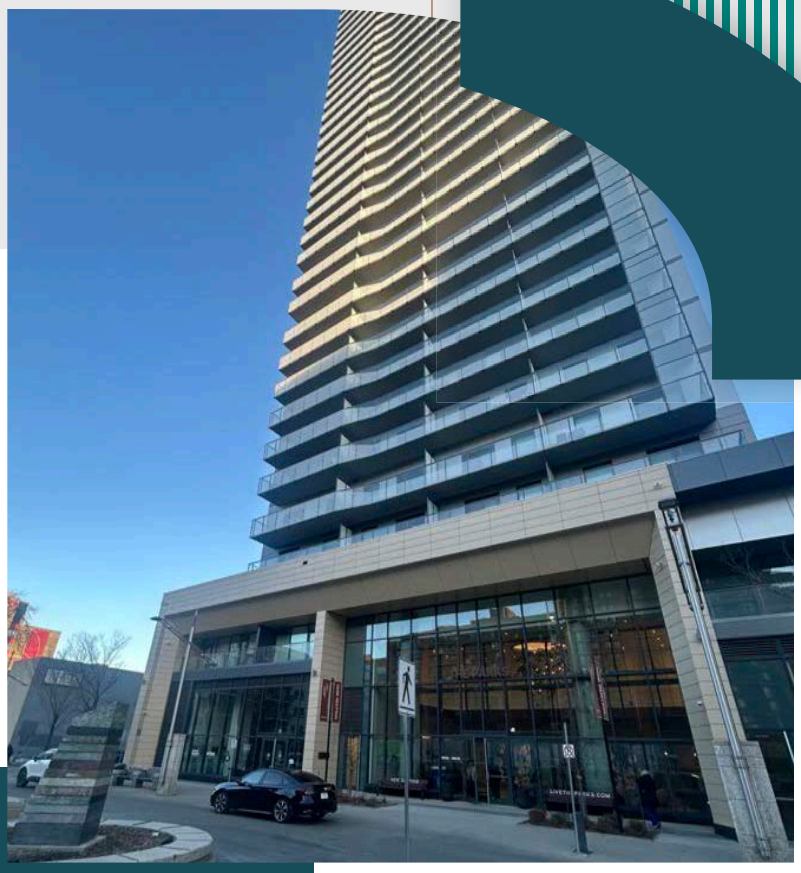
BRAND-NEW MIXED-USE

RETAIL FOR LEASE







THE PARKS

10135 108 Street, Edmonton, AB

- 2,952 SF available immediately in this brand new mixed-use development just North of Jasper Avenue along 108 Street
- Positioned in Edmonton's high-density core, with over 58,000 residents within a 2km radius
- LRT ridership of over 17,000 riders embarking or departing at the Corona LRT station daily
- Fronts the newly developed 4.4-acre Warehouse Park
- Project completion will bring 1,050 new residential units to the area

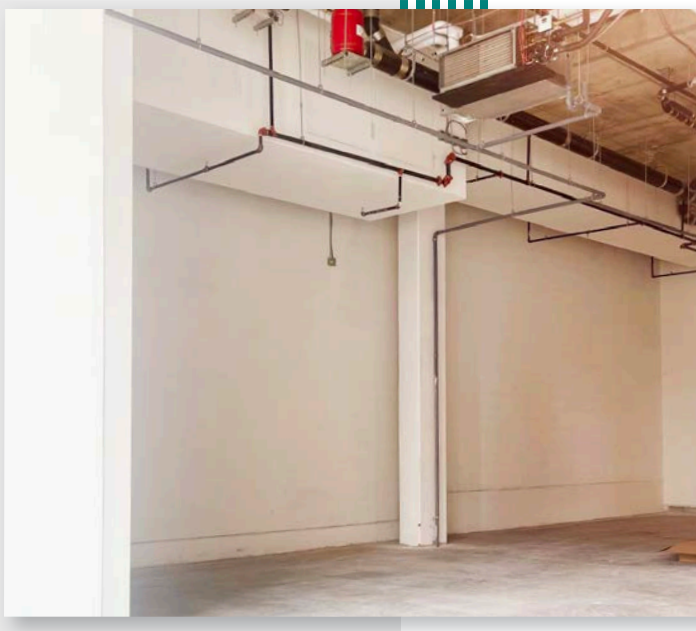
CHRIS KILLINGSWORTH
Associate
780.232.6939
chris.killingsworth@omada-cre.com

ERIC SLATTER
Managing Partner
780.686.3742
eric.slatter@omada-cre.com

BEN ASHWORTH
Associate
780.953.9072
ben.ashworth@omada-cre.com

PROPERTY FEATURES

Vacancy	2,952 SF
Available	Immediately
Municipal	10135 108 Street, Edmonton, AB
Legal	Plan 2222001, Block 7, Lots 1, 2, 3, & 4
Zoning	Site Specific Development Control Provision (DC2 (1068))
Basic Rent	Negotiable
Op Costs	est. $16.00 PSF
TI	Negotiable
Parking	Street Parking





SITE PLAN

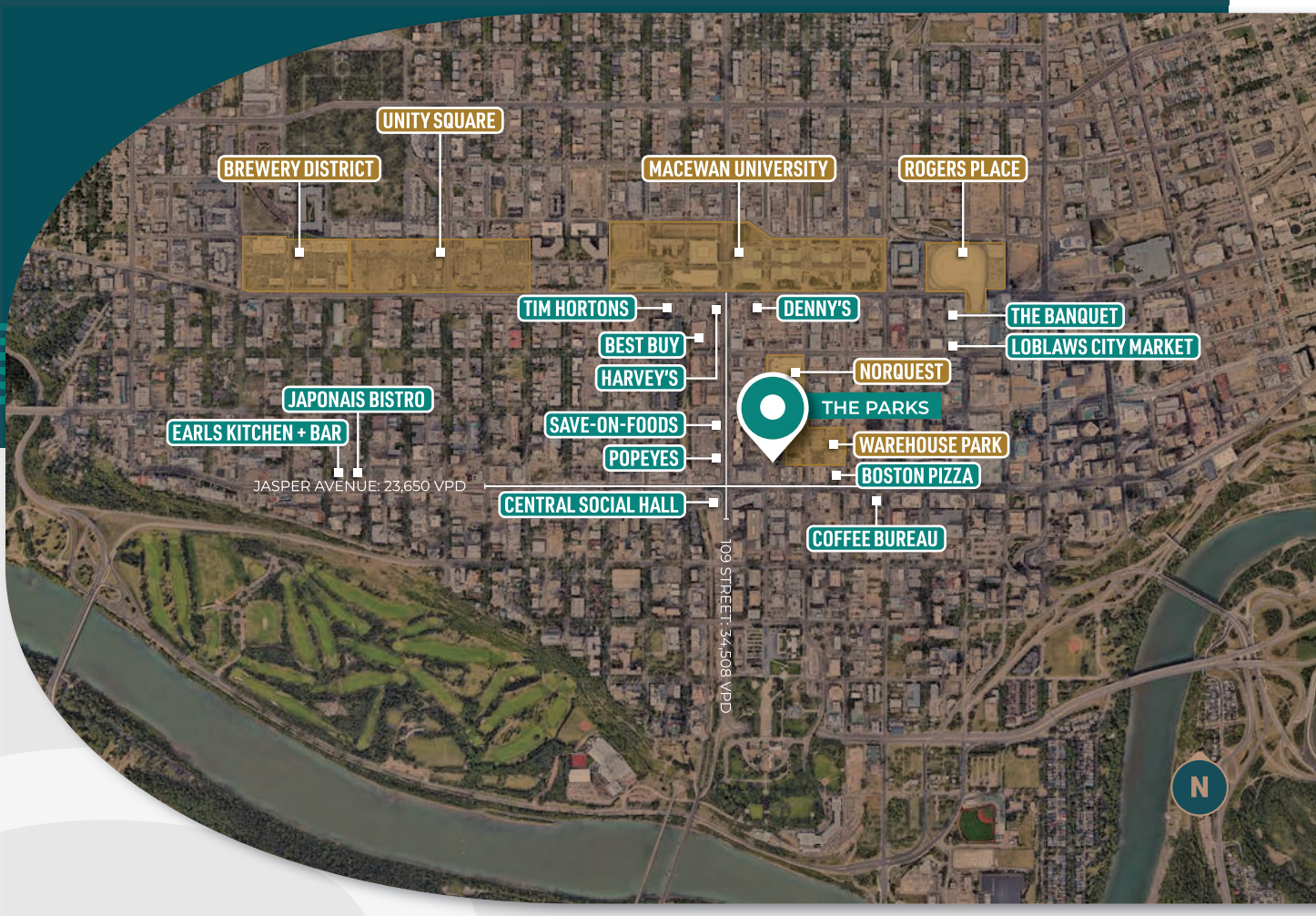


CLOSE PROXIMITY TO THE DOWNTOWN CORE

119,779 DAYTIME POPULATION

23,650 VEHICLES PER DAY ALONG JASPER AVENUE

IDEALLY SITUATED



PRIME LOCATION AT THE PARKS:
MAXIMIZE YOUR BUSINESS POTENTIAL

Located in the heart of the vibrant, urban-inspired warehouse park, The Parks offers exceptional connectivity to all areas of the city. Just steps away from the Corona LRT Station, The Parks also provides direct access to NorQuest College's urban campus, which is home to over 20,000 students. With its prime location, businesses can take advantage of the high-density environment of downtown Edmonton while attracting foot traffic from the 119,779 workers within a 2km radius on a daily basis. The Parks offers tenants flexible floor plans and build-to-spec opportunities, significantly reducing construction costs. The spaces feature soaring ceilings, expansive floor-to-ceiling windows, and several patio options. Perfect for professional services, medical and dental offices, pharmacies, restaurants, and cafes.

AREA DEMOGRAPHICS

2 KM RADIUS

119,779
DAYTIME POPULATION

58,420 residents
14.0% growth (2019-2024)
25.5% projected growth (2024-2029)

48.7%
20-39 YRS

0-19 yrs = 8.8%
40-59 yrs = 21.6%
60+ yrs = 20.9%

$82,123
AVERAGE HOUSEHOLD INCOME

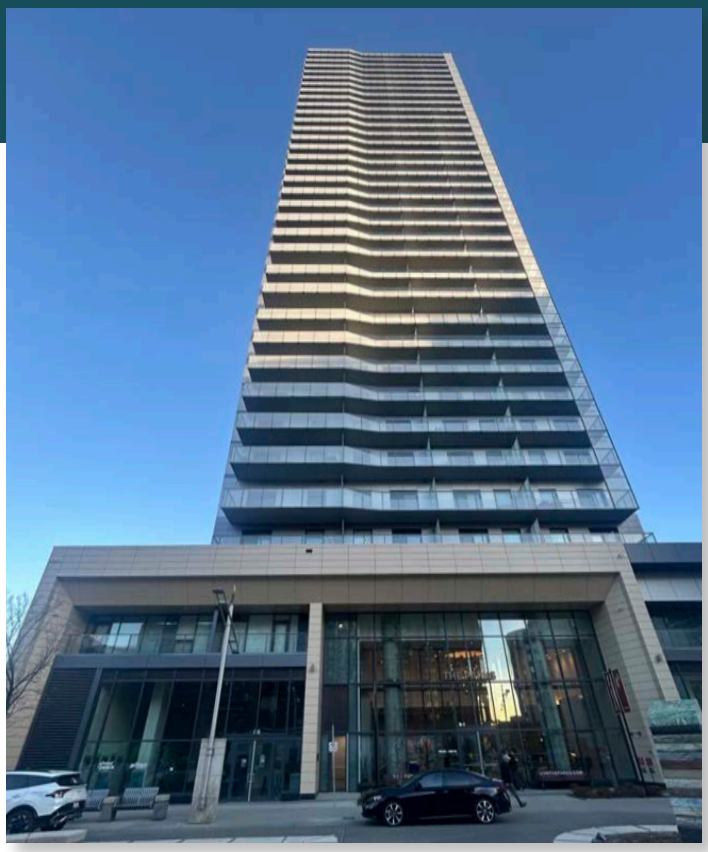
25.8% earn $60-100,000
32.9% earn $100,000+

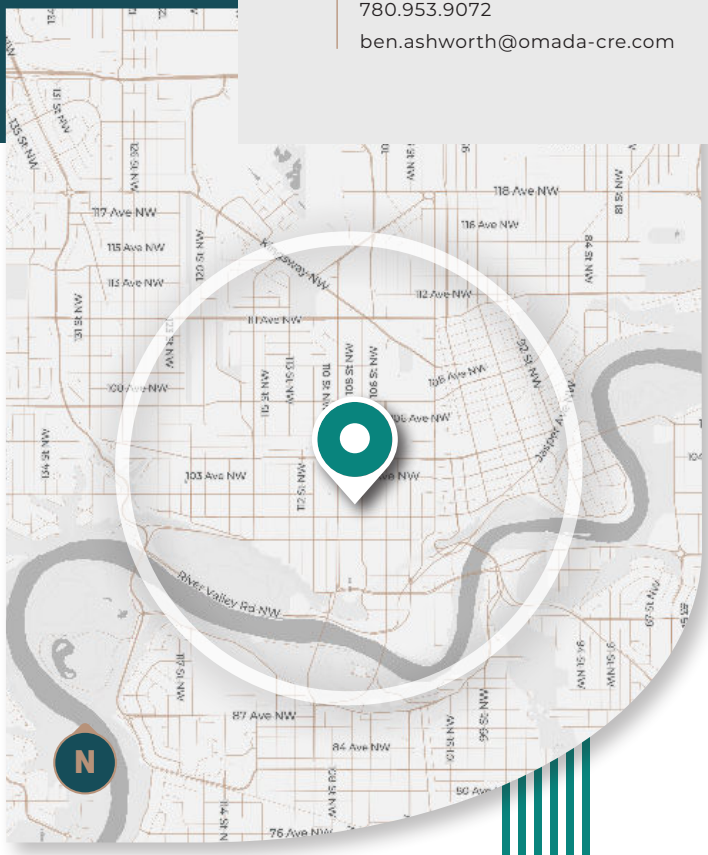
+ 23,650 VPD ON JASPER AVENUE

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Associate
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ERIC SLATTER
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BEN ASHWORTH
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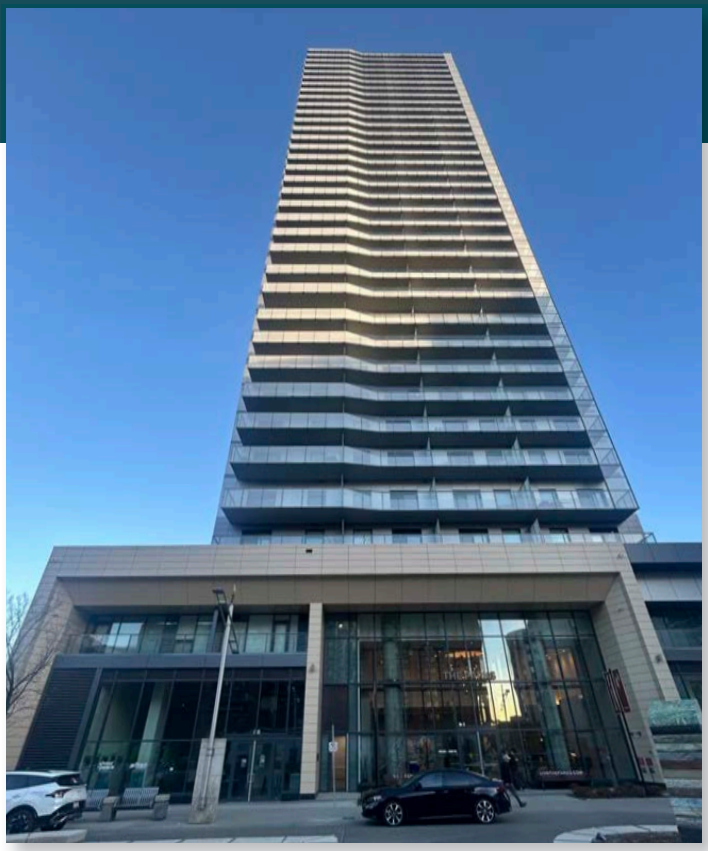
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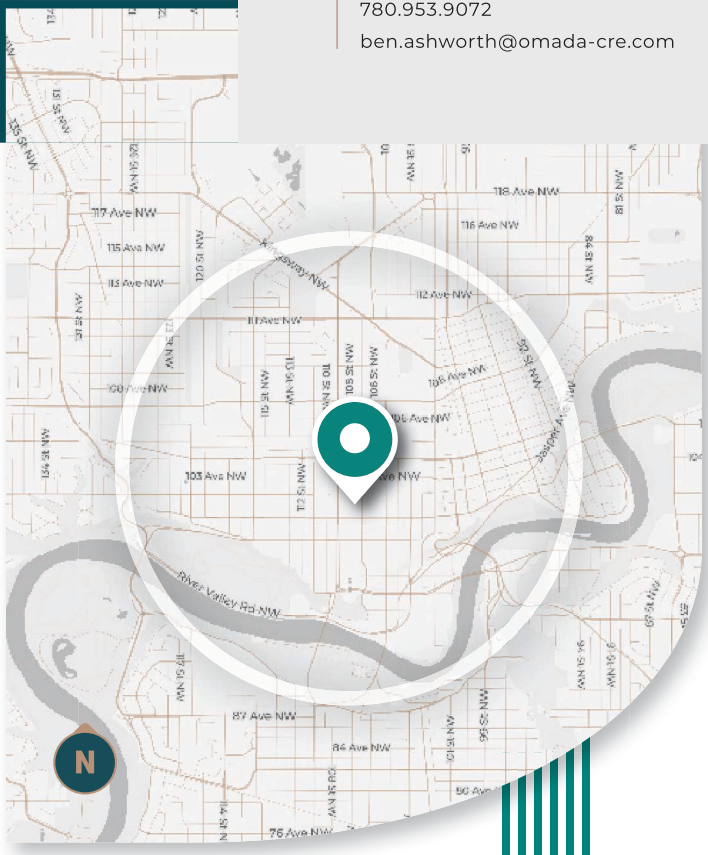
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