

INTRODUCING: **THE COBALT**

# RETAIL FOR LEASE



## **THE COBALT**

10146 123 Street NW, Edmonton, AB

- Main floor retail bays in Edmonton's most dense residential neighborhood
- Nestled within the 124 Street Entertainment District
- 166 purpose built luxury rental apartments above
- Nearby Edmonton landmarks like Mimi & Olia, Farrow, Partake, Coffee Bureau, Iconoclast and Nowhere Wine Bar

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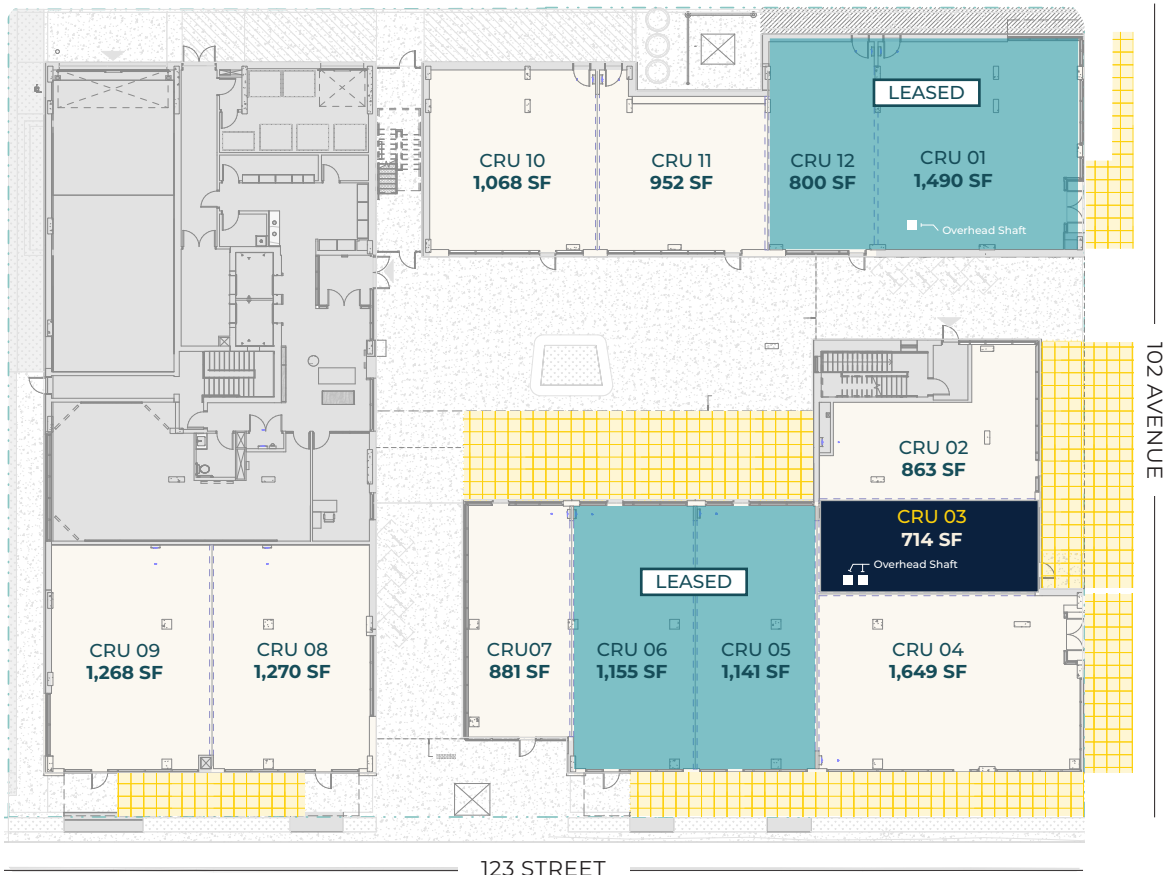
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# PROPERTY FEATURES

Vacancies	Various, options to combine
Available	Immediately
Address	10146 123 Street NW, Edmonton, AB
Legal	Plan 2322342 Blk 19 Lot 23
Zoning	<u>Mixed Use (MU h75 f7 cf)</u>
Basic Rent	Negotiable
Op Costs	\$16.00 PSF (2026 est.)
Utilities	Separately metered



Vertical shafts for kitchen exhaust integration

Patio Opportunities



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## LUXURY LIVING MEETS THOUGHTFUL RETAIL

The Cobalt, sister development to the iconic Mercury Block, will add 166 purpose built luxury rental apartments to the Oliver neighborhood. Located along 102 Avenue adjacent to the MacLaren and across from the recently completed Mercury Block, the Property boasts easy walkability to many of the area attractions. The Cobalt features a central outdoor courtyard surrounded by the main floor retail bays to foster a sense of community. The retail units are available in several sizes, and many can be combined.

The neighborhood is undergoing extensive investment in recent years, with many multifamily residential developments completed or underway. The Cobalt fronts the 102 Ave Farmer's Market, and is easily accessible from both 124 Street and Jasper Avenue. Join notable retailers such as Iconoclast, Mimi, Va, Olia, Coffee Bureau, Evolve Fitness, Nowhere Wine Bar and more.

-  124 STREET  
ENTERTAINMENT DISTRICT
-  EDMONTON'S MOST DENSE  
NEIGHBORHOOD
-  FARMER'S MARKET  
ON 102 AVE







## AREA DEMOGRAPHICS

2 KM RADIUS

**54,211**

DAYTIME POPULATION

47,621 residents  
11.8% growth (2019-2024)  
18.2% projected growth (2024-2029)

**\$99,878**

AVERAGE HOUSEHOLD INCOME

26.8% earn \$60-100,000  
31.5% earn \$100,000+

**43.7%**

20-39 YRS

0-19 yrs = 11.3%  
40-59 yrs = 22.2%  
60+ yrs = 22.8%

**21,393**

VPD ON 124 STREET

21,393 VPD on 124 Street (2023)  
21,500 VPD on Jasper Avenue (2023)  
4,193 VPD on 102 Avenue (2023)