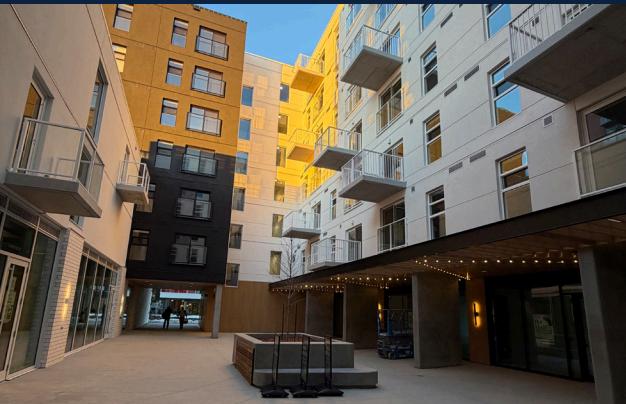


INTRODUCING: THE COBALT

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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ALEX FU
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PROPERTY FEATURES

Vacancies Various, options to combine

Available Immediately

Address 10146 123 Street NW, Edmonton, AB

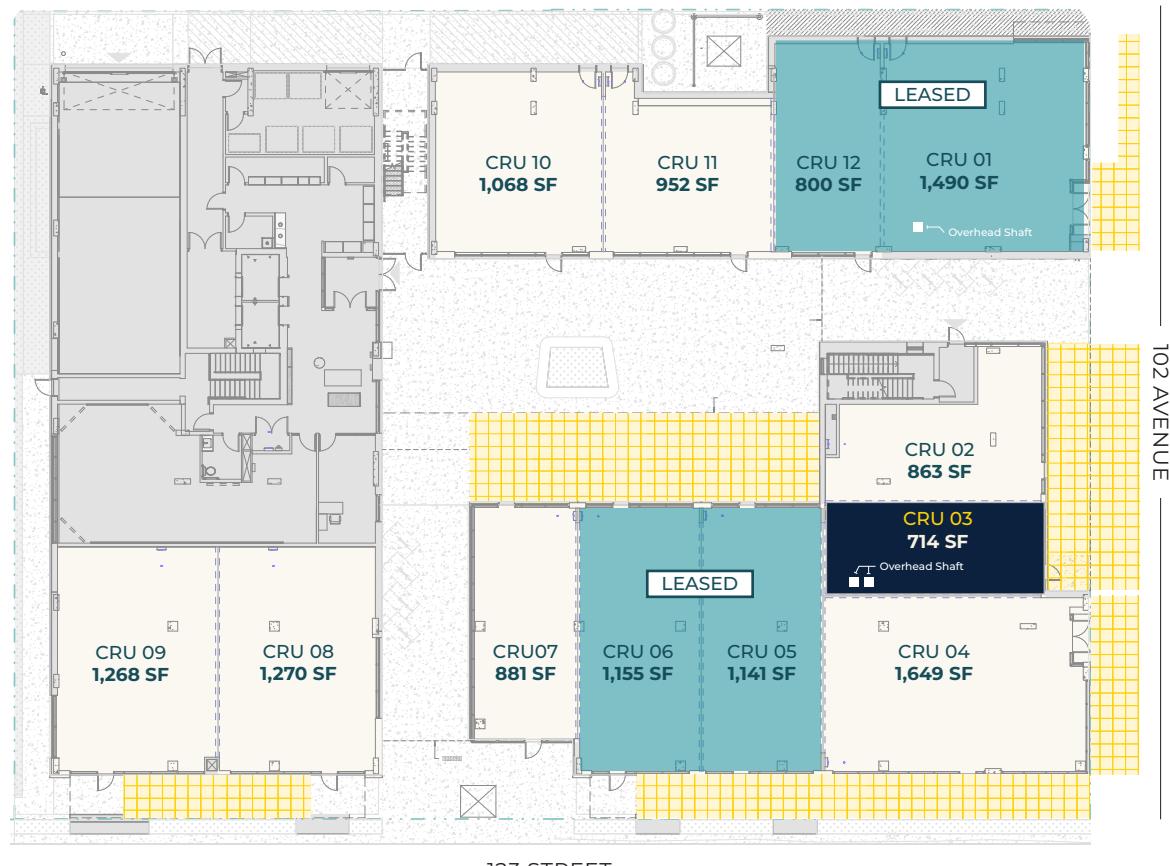
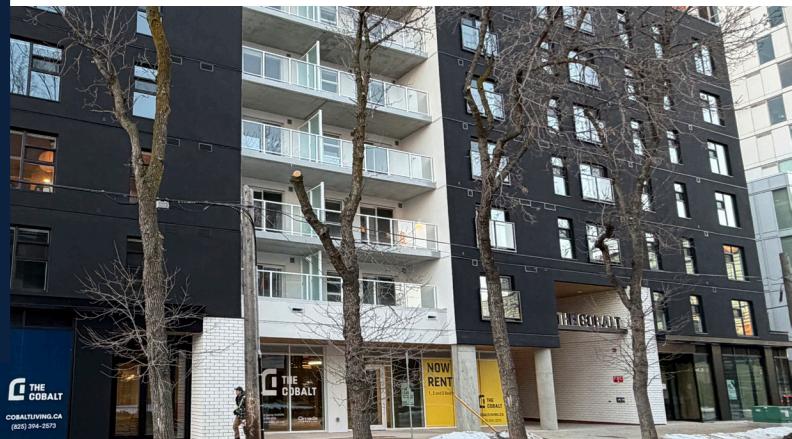
Legal Plan 2322342 Blk 19 Lot 23

Zoning **Mixed Use (MU h75 f7 cf)**

Basic Rent Negotiable

Op Costs \$16.00 PSF (2026 est.)

Utilities Separately metered



INTRODUCING: THE COBALT

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.





AREA DEMOGRAPHICS

2 KM RADIUS

54,211

DAYTIME POPULATION

47,621 residents

11.8% growth (2019-2024)

18.2% projected growth (2024-2029)

43.7 %

20-39 YRS

0-19 yrs = 11.3%

40-59 yrs = 22.2%

60+ yrs = 22.8%

\$99,878

AVERAGE HOUSEHOLD INCOME

26.8% earn \$60-100,000

31.5% earn \$100,000+

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)