

| +/- 854 SF FORMER NAIL SALON |

RETAIL FOR LEASE



NAMAO CENTRE

16563 97 Street NW, Edmonton, AB

- Centre is grocery anchored by Sobeys
- Ideally located at the major thoroughfare intersection of 97 Street and 167 Avenue
- Join national retailers including Starbucks, Boston Pizza, ATB, and many others
- Established Retail Centre in the highly desirable and dense communities of Castle Downs, Eaux Claires, Klarvatten, and more

CAM PICKETTS

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Omada
COMMERCIAL

PROPERTY FEATURES

| | |
|--------------|---|
| Vacancy | +/- 854 SF Former Nail Salon |
| Available | Immediately |
| Address | 16563 97 Street, Edmonton, AB |
| Legal | Plan 9824982 Block 111 Lot 10 |
| Access | 97 Street, 165 Avenue, 167 Avenue |
| Zoning | General Commercial (CG) |
| Basic Rent | Negotiable |
| Op Costs | \$10.43 PSF (est. 2025) |
| Property Tax | \$13.25 PSF (est. 2025) |
| Parking | Ample surface |
| Signage | Pylon & fascia |



+/- 854 SF

Immediately available



MARKET INSIGHT

The Eaux Claires area is characterized by a high volume of commercial properties spanning 97 Street, as well as medium density residential, single detached homes and park areas. The neighborhood is accessible from all areas of the city, with a Transit Centre and Park and Ride located on 157 Avenue that services multiple communities in north Edmonton.

The major arterial of 97 Street runs north-south, connecting communities, and the Canadian Forces Base, to the downtown. This street is a retail hub with multiple large shopping centres, including grocers and national and local tenants that attract large quantities of consumers to the area.



GROCERY ANCHORED



HIGH DENSITY RESIDENTIAL



EASILY ACCESSIBLE



AREA DEMOGRAPHICS

2 KM RADIUS

29,116

DAYTIME POPULATION

44,488 residents
7.0% growth (2018-2025)
8.6% projected growth (2025-2030)

27.1%

20-39 YRS

0-19 yrs = 23.3%
40-59 yrs = 24.9%
60+ yrs = 24.7%

\$122,522

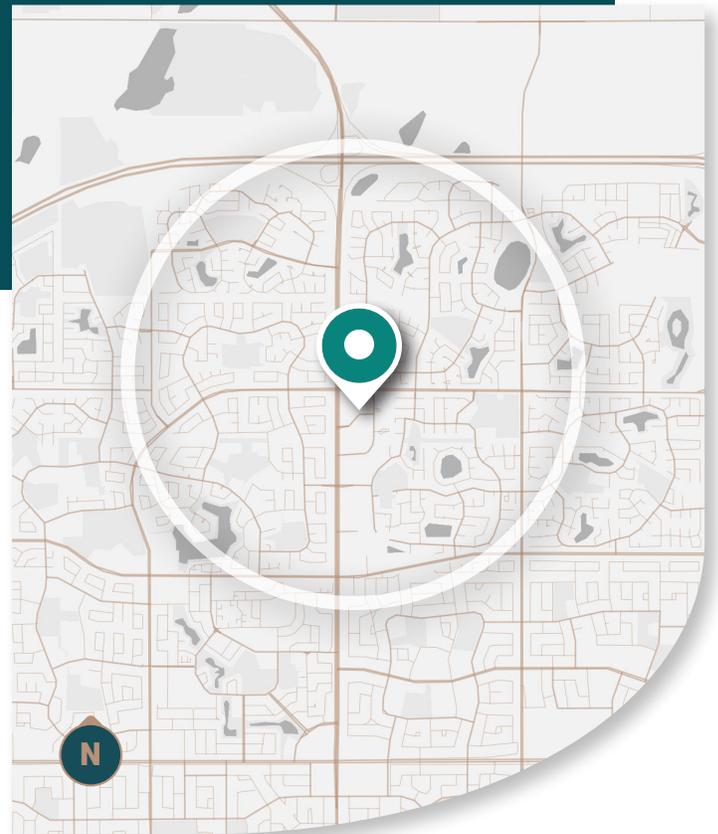
AVERAGE HOUSEHOLD INCOME

23.6% earn \$60-100,000
50.6% earn \$100,000+

59,480 VPD

ON ANTHONY HENDAY DRIVE

59,480 VPD on Anthony Henday Drive
at the 97 Street overpass
31,115 VPD on 97 Street
33,463 VPD on 167 Avenue



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