

## ATHLETES HANGAR

10607 Princess Elizabeth Ave NE, Edmonton, AB

960 SF

HIGH TRAFFIC LOCATION

# RETAIL FOR LEASE

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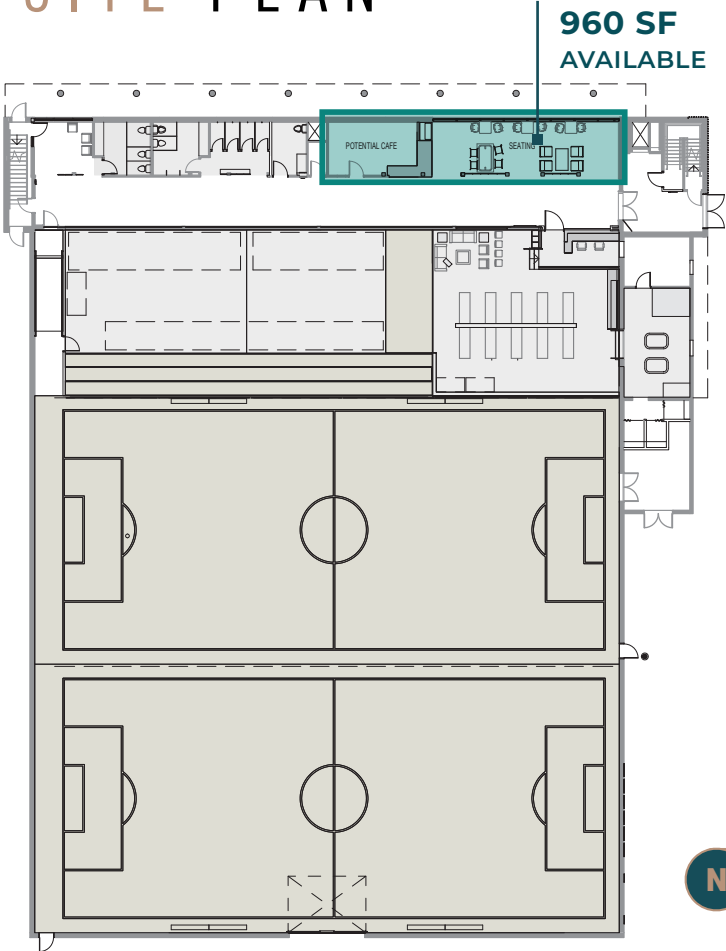
- **Kiosk space perfectly suited for a juice bar, coffee shop, or grab-and-go food concept within a health and fitness focused centre**
- Located next to the main NAIT campus, home to over 41,000 students, driving strong weekday foot traffic and consistent daytime demand
- Built-in customer base created by surrounding fitness, training, and wellness tenants, generating natural and repeat traffic aligned with quick-service food and beverage uses
- Excellent accessibility and visibility with convenient access from major roadways, strong vehicular and pedestrian exposure, and ample on-site parking for customers and staff

# PROPERTY FEATURES

Vacancy	960 SF
Available	Immediately
Municipal	10607 Princess Elizabeth Avenue, Edmonton, AB
Legal	Plan 2579HW, Blk 6, Lot 392
Zoning	<a href="#">Urban Facilities (UF)</a>
Basic Rent	Negotiable
Op. Costs	est. \$16.00 PSF
Utilities	Separately metered
Parking	Surface stalls



# SITE PLAN



# MARKET INSIGHT

Athletes Hangar is a modern, purpose-built destination serving Edmonton's active and health-focused community, offering strong exposure, excellent accessibility, and a curated tenant mix anchored by Soccer Elite Academy and Pivotal Physiotherapy.

The project features a rare kiosk opportunity ideally suited for a juice bar, coffee shop, or grab-and-go food concept, providing operators with a partially built-out space within a high-

exposure and central facility. Strategically located adjacent to NAIT's main campus, home to over 41,000 students, the site benefits from a substantial and consistent weekday population. This exposure is further enhanced by approximately 21,000 vehicles per day along Princess Elizabeth Avenue, while surrounding fitness and wellness tenants drive steady on-site foot traffic.



HIGH  
EXPOSURE

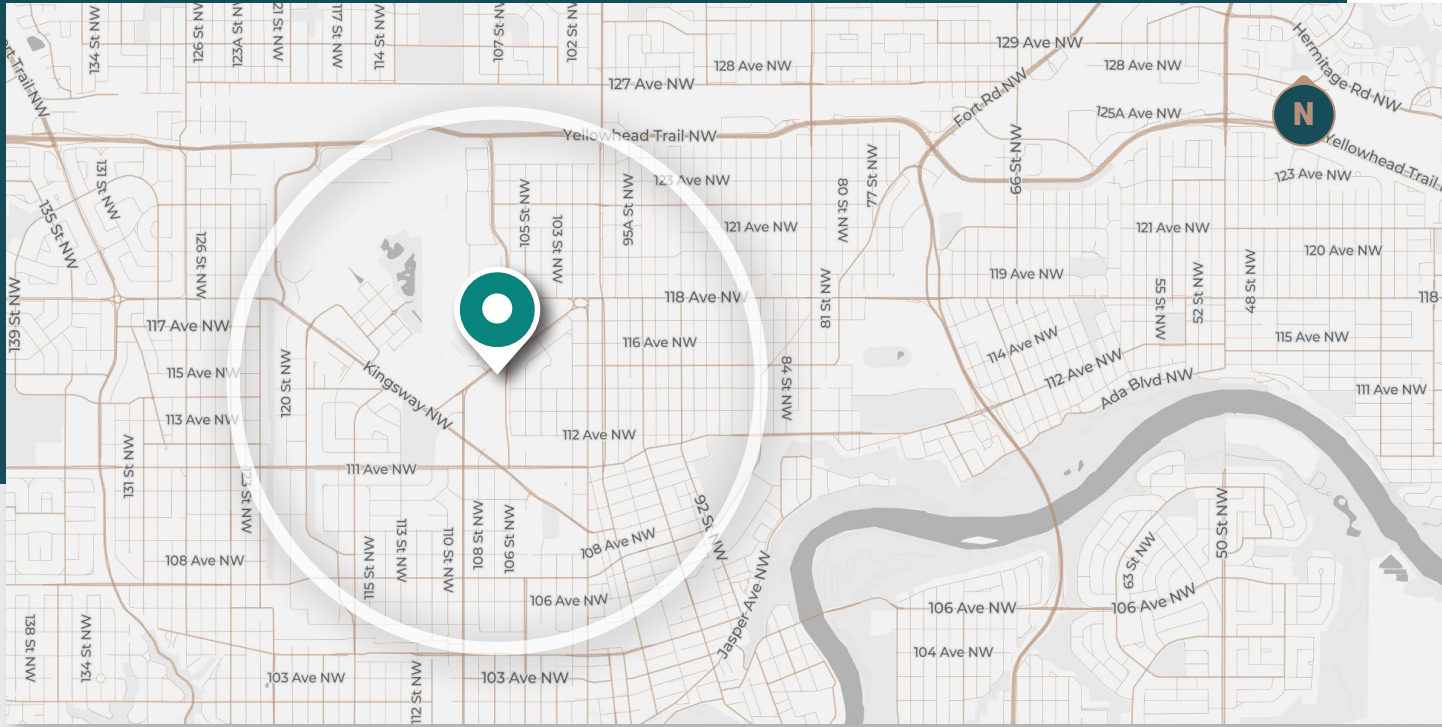


EXISTING ONSITE  
ANCHORS



ONSITE SURFACE  
STALLS

# IDEALLY SITUATED



## AREA DEMOGRAPHICS

2 KM RADIUS

**43,794**

DAYTIME POPULATION

35,095 residents  
14.5% growth (2020-2025)  
14.1% projected growth (2025-2030)

**37.6%**

20-39 YRS

15.6% = 0-19 yrs  
26.2% = 40-59 yrs  
20.5% = 60+ yrs

**\$68,066**

AVERAGE HOUSEHOLD INCOME

22.5% earn \$60-100,000  
20.1% earn \$100,000+

**21,333**

VPD ON ON PRINCESS ELIZABETH AVENUE

20,834 VPD on Kingsway Ave  
14,887 VPD on 106 Street

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