

CAPILANO CORNER

7473 101 Avenue NW, Edmonton, AB

RETAIL FOR LEASE

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- **Fully built out Professional Office and Retail Space**
- Situated on the high traffic intersection of 75 Street & 101 Avenue with exposure to over 58,000 vehicles per day
- Strong demographics with 48,000 people living and working within 2km of the site daily
- Well positioned within the established Capilano community, offering excellent access to major thoroughfares including 75 Street and 50 Street
- Join A&W, Second Cup, Stride Physiotherapy, Asperia Medical Clinic, the Tooth Doctor and more

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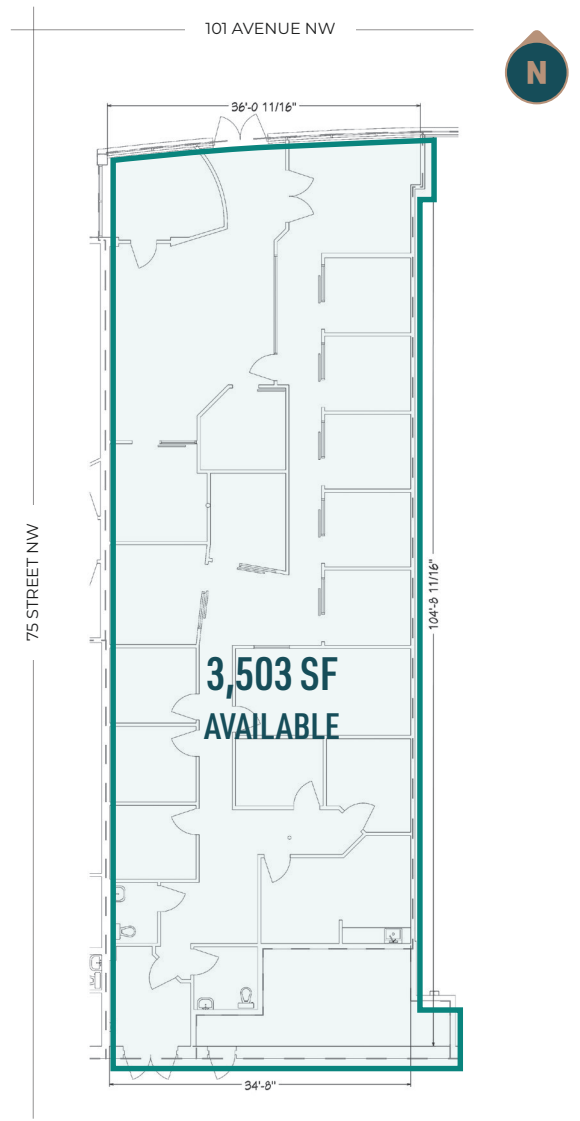
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PROPERTY FEATURES

Vacancy	3,503 SF
Available	Immediately
Municipal	7473 101 Avenue NW, Edmonton, AB
Legal	Plan 6083KS, Block 14A, Lot 32
Zoning	Mixed Use (MU h16 f3.5 cf)
Basic Rent	Negotiable
Op. Costs	\$17.02 PSF
Utilities	Separately metered
Parking	Surface level stalls

FLOOR PLAN

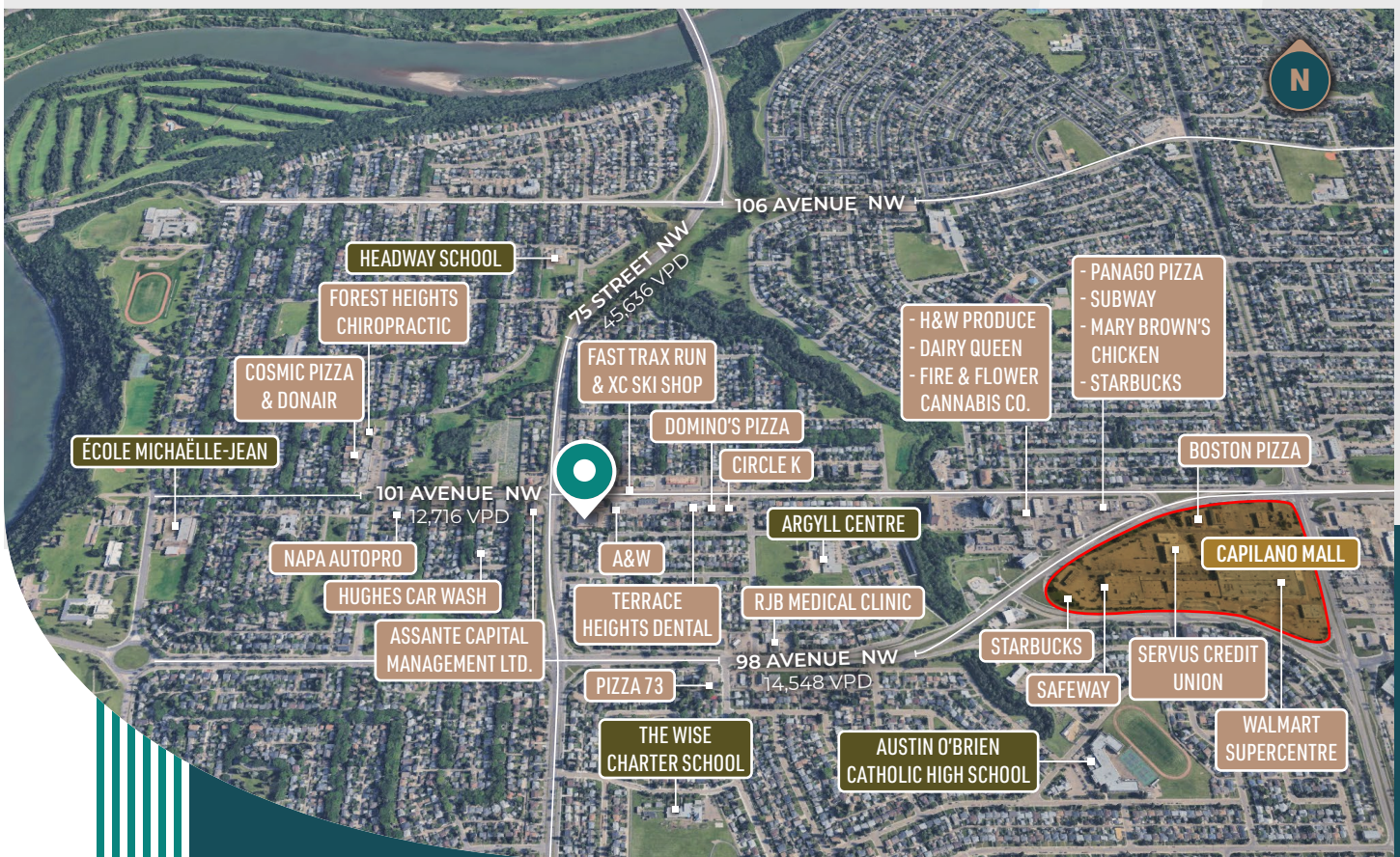


MARKET INSIGHT

Located at the high-traffic intersection of 75th Street (Wayne Gretzky Drive) and 101 Avenue NW, Capilano Corner offers 3,503 SF of built out professional space in one of Edmonton's most established east-side neighbourhoods. The property benefits from strong visibility and consistent consumer traffic drawn from the mature, densely residential Capilano community, with additional exposure from its proximity to Capilano Mall.

The area is rich in everyday amenities and commercial services, creating a dynamic retail environment that supports a wide variety of tenant uses. With excellent accessibility by vehicle and transit, and a diverse mix of neighbouring businesses serving the community's daily needs, Capilano Corner presents an exceptional opportunity for retailers and professional seeking a well-connected, high-exposure location in East Edmonton.

LOCATION OVERVIEW



ESTABLISHED RESIDENTIAL NEIGHBOURHOOD

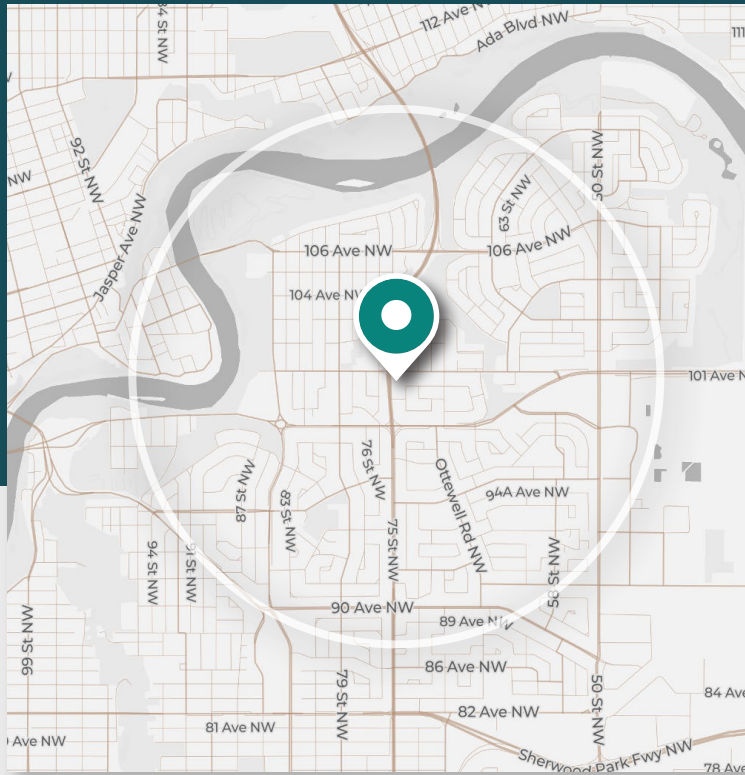


STRONG TENANT MIX



PLENTIFUL SURFACE STALLS

IDEALLY SITUATED



AREA DEMOGRAPHICS

2 KM RADIUS

21,701

DAYTIME POPULATION

27,216 residents
8.6% growth (2018-2023)
4.0% projected growth (2023-2028)

28.9%

20-39 YEARS

18.0% – 0-19 years
25.3% – 40-59 years
27.7% – 60+ years

\$126,985

AVERAGE HOUSEHOLD INCOME

23.5% earn \$60-100,000
46.6% earn \$100,000+

45,636

VPD ON 75 STREET

12,716 VPD on on 101 Avenue
45,636 VPD on 75 Street

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