

COMPETITIVE INDUCEMENT PACKAGES &
FULL FEES TO OUTSIDE BROKERS

RETAIL FOR LEASE



HAT AT FIVE CORNERS

10215 95 Street NW, Edmonton, AB

- +/- 1,724 - 6,294 SF of brand new retail space in residential tower, able to be demised
- Located on major intersection of Jasper Ave & 95 Street, over 25,000 vehicles per day
- 199 purpose built residential suites, 95% leased
- Competitive inducement packages available, full fees to outside agents

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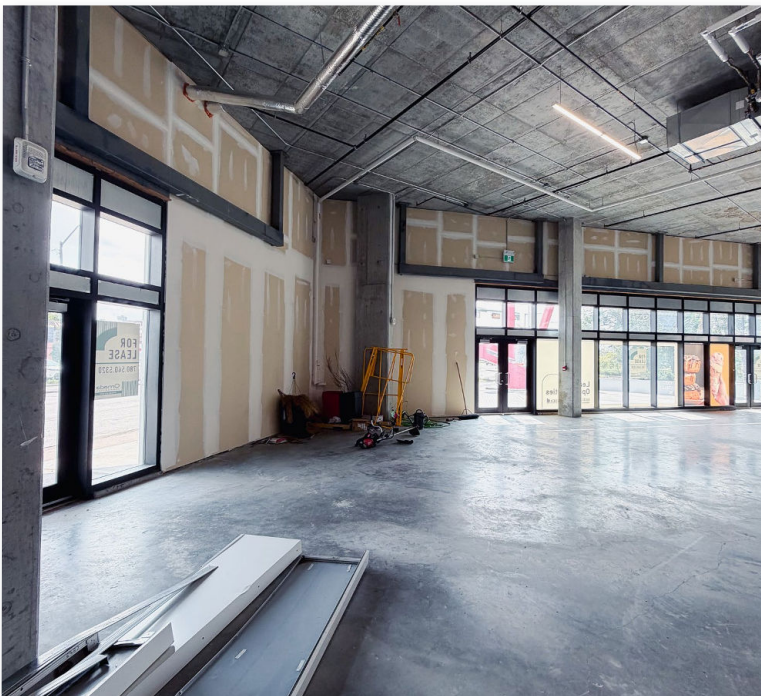
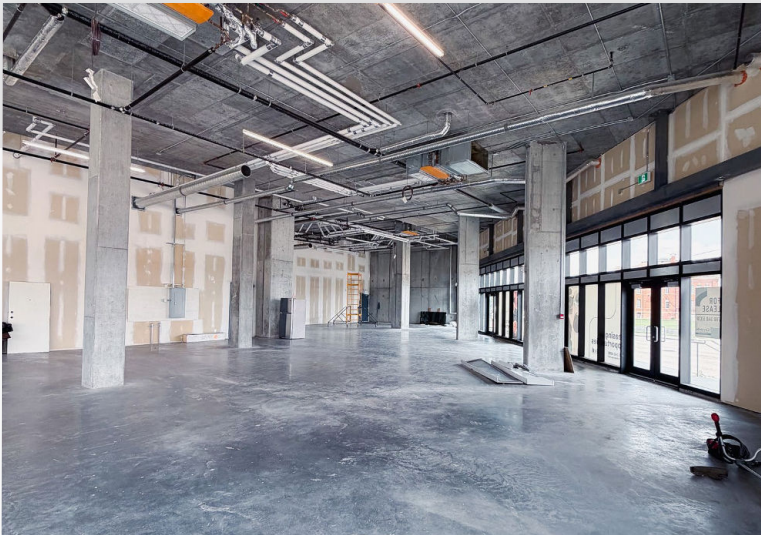
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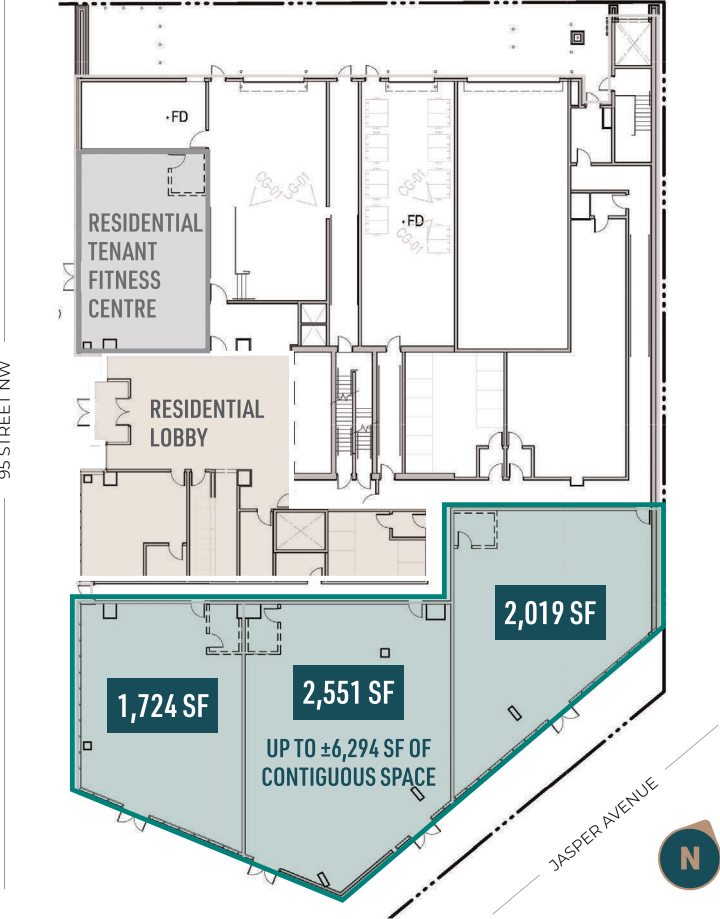
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PROPERTY FEATURES

Availability	6,294 SF, demisable
Available	Immediately
Municipal	10215 - 95 Street NW, T5H 0X1
Legal	Plan 1221938 Blk 1 Lot 2
Access	95 Street, Jasper Ave, 102A Ave
Zoning	MU – Mixed Use
Basic Rent	Negotiable
Op. Costs	\$15.92 PSF (2026 est.)
Inducements	Competitive tenant incentive package available



SITE PLAN



THE OPPORTUNITY

THE HAT AT FIVE CORNERS OFFERS RETAIL SPACE IN A NEW LUXURY RESIDENTIAL TOWER WITH 199 UNITS, STRONG TRAFFIC, EXCELLENT ACCESS, AND FLEXIBLE ZONING

The Hat at Five Corners is a new residential tower with main floor podium retail opportunities. With 199 purpose built luxury rental units at 95% occupancy, the property features a built in customer base. The property

has 20+ underground parking stalls available, and free surface parking for customers across the street. The site is located at the main intersection of 95 Street and Jasper Ave, seeing over 25,000 vehicles per day.

The Hat at Five Corners is easily accessible from the downtown core and east Edmonton towards Riverdale, Capilano, Bonnie Doon and towards Sherwood Park. Proximity to the new LRT line also provides easy access via public transit. Ceiling height of 20 foot clear and MU zoning allows for a wide variety of uses.

LOCATION OVERVIEW



RESIDENTIAL
95% LEASED



20 FOOT CEILING
HEIGHT



HIGHEST QUALITY
DEVELOPMENT IN AREA

AREA DEMOGRAPHICS

2 KM RADIUS

102,411

DAYTIME POPULATION

44,929 residents
17.4% growth (2018-2025)
18.7% projected growth (2025-2030)

\$88,897

AVERAGE HOUSEHOLD INCOME

23,354 - total households
20.0% earn \$60 - \$100,000
26.2% earn \$100,000+

41.6%

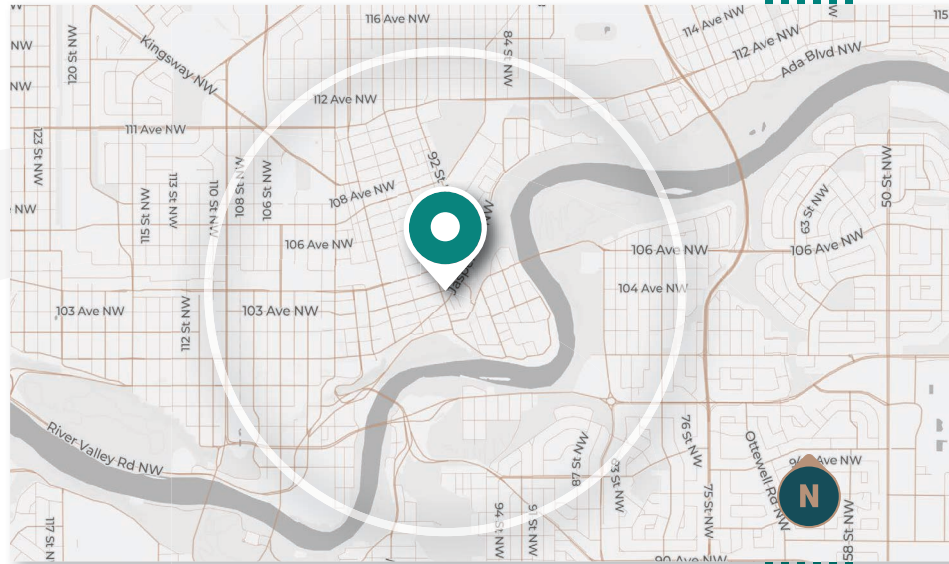
20-39 YEARS

11.8% - 0-19 years
24.2% - 40-59 years
22.4% - 60+ years



13,707 VPD ON JASPER AVENUE

12,513 VPD ON 95 STREET



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