



FOR LEASE THE EMERALD TOWER

11350 JASPER AVENUE NW, EDMONTON, AB



CONSTRUCTION STARTS FALL 2017



For more information, please contact:

JOHN SHAMEY

Associate

780 702 8079

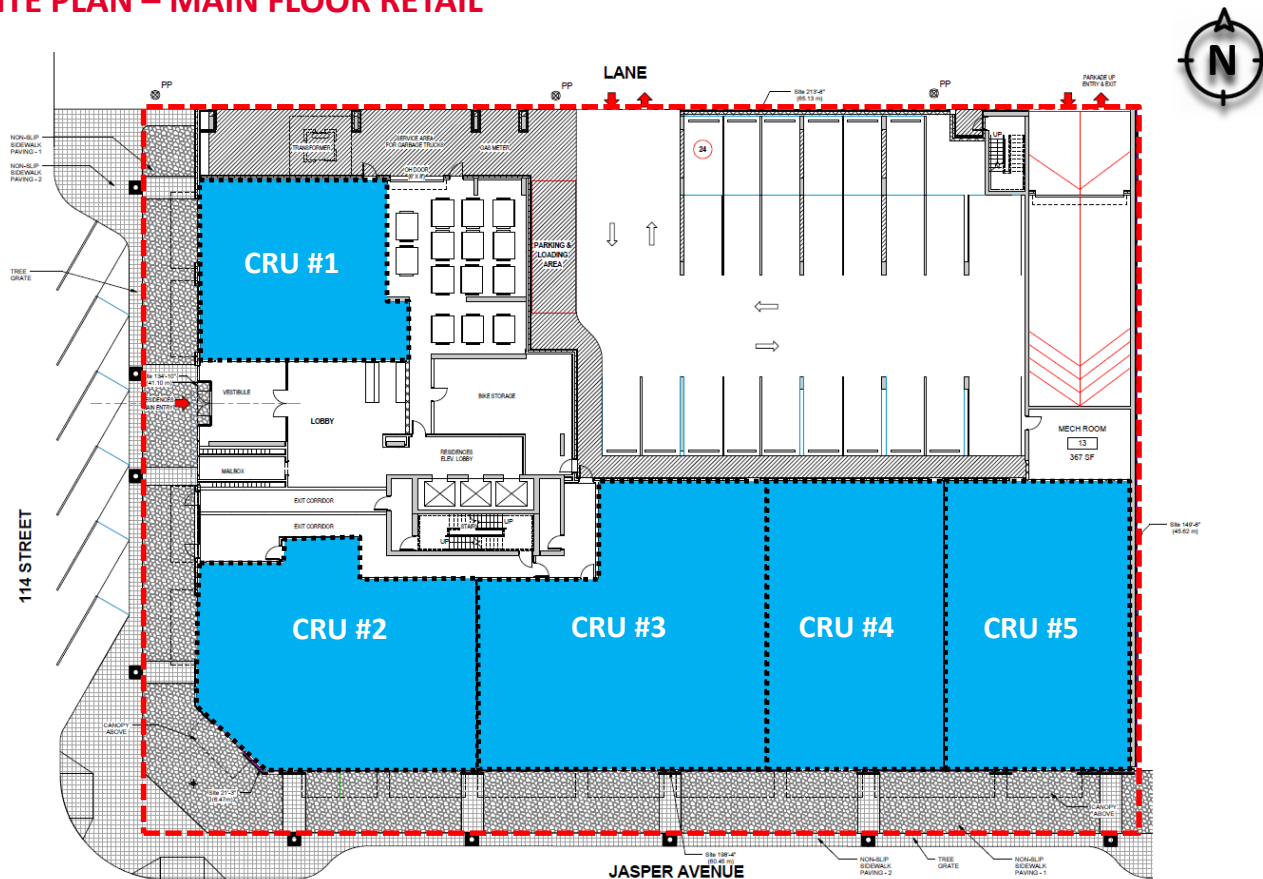
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SITE PLAN – MAIN FLOOR RETAIL



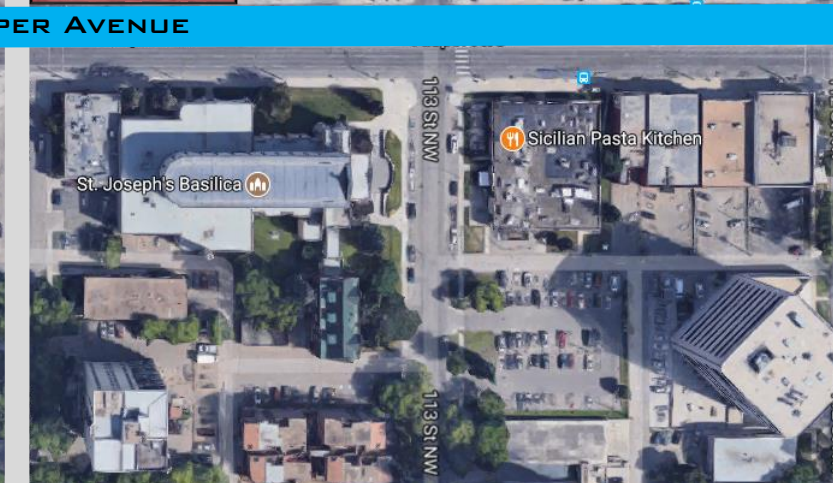
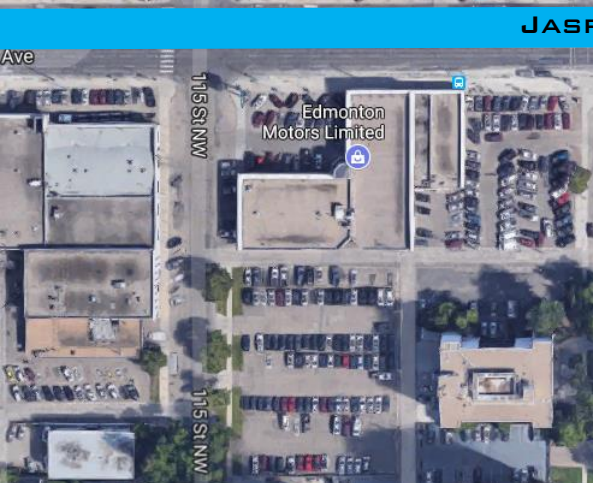
FEATURES			
Vacancy:	CRU #1: 1,541 s.f.	Signage:	Fascia
	CRU #2: 2,662 s.f.	Parking:	3 storeys of above ground parking
Zoning:	CRU #3: 3,560 s.f.	Corridor:	Jasper Avenue
	CRU #4: 2,569 s.f.	Project Status:	Construction starts Fall 2017
Asking Rent:	CRU #5: 2,568 s.f.	Legal Address:	Lot 117/118, Block 13, Plan N
		Traffic Count:	24,600 Vehicles per day
Operating Cost:	\$13.00/s.f. (Est. 2018)	# of Residential Units:	271 Units
Allowance:	Negotiable	# of Storeys:	45 Storeys
Estimated Possession:	Late 2018		



**CUSHMAN &
WAKEFIELD**
Edmonton

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THE EMERALD TOWER
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MAP



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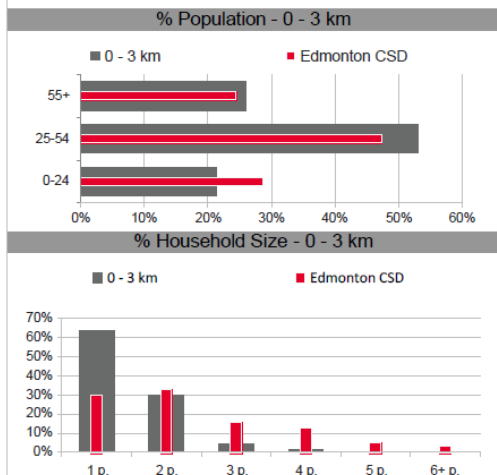
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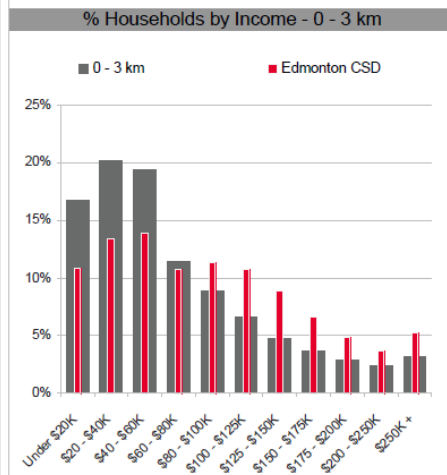


DEMOGRAPHICS

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2011 Population (Census)	85,569	844,116
2017 Population Estimate	97,964	976,061
2020 Population Projection	102,946	1,028,564
% Pop. Change (2011-17)	14.5%	15.6%
% Pop. Change (2017-20)	5.1%	5.4%
2017 Families	21,305	276,654
Married couples	11,926	188,196
Common-law couples	5,133	36,145
Lone-parent families	4,245	52,313
Average Persons Per Family	2.4	2.8



INCOME		
	0 - 3 km	Edmonton
Under \$20K	9,250	42,896
\$20 - \$40K	11,169	52,690
\$40 - \$60K	10,693	54,642
\$60 - \$80K	6,312	42,214
\$80 - \$100K	4,915	44,568
\$100 - \$125K	3,625	42,197
\$125 - \$150K	2,639	34,851
\$150 - \$175K	2,006	25,918
\$175 - \$200K	1,558	19,021
\$200 - \$250K	1,311	14,231
\$250K +	1,748	20,734
Average Household Income	\$ 82,787	\$ 110,315
Median Household Income	\$ 53,122	\$ 82,037



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