

RETAIL SPACE AVAILABLE FOR LEASE



**VARIOUS SIZES AVAILABLE FROM  
1,401 SQ. FT. - 7,262 SQ. FT.**

**PROPERTY HIGHLIGHTS**

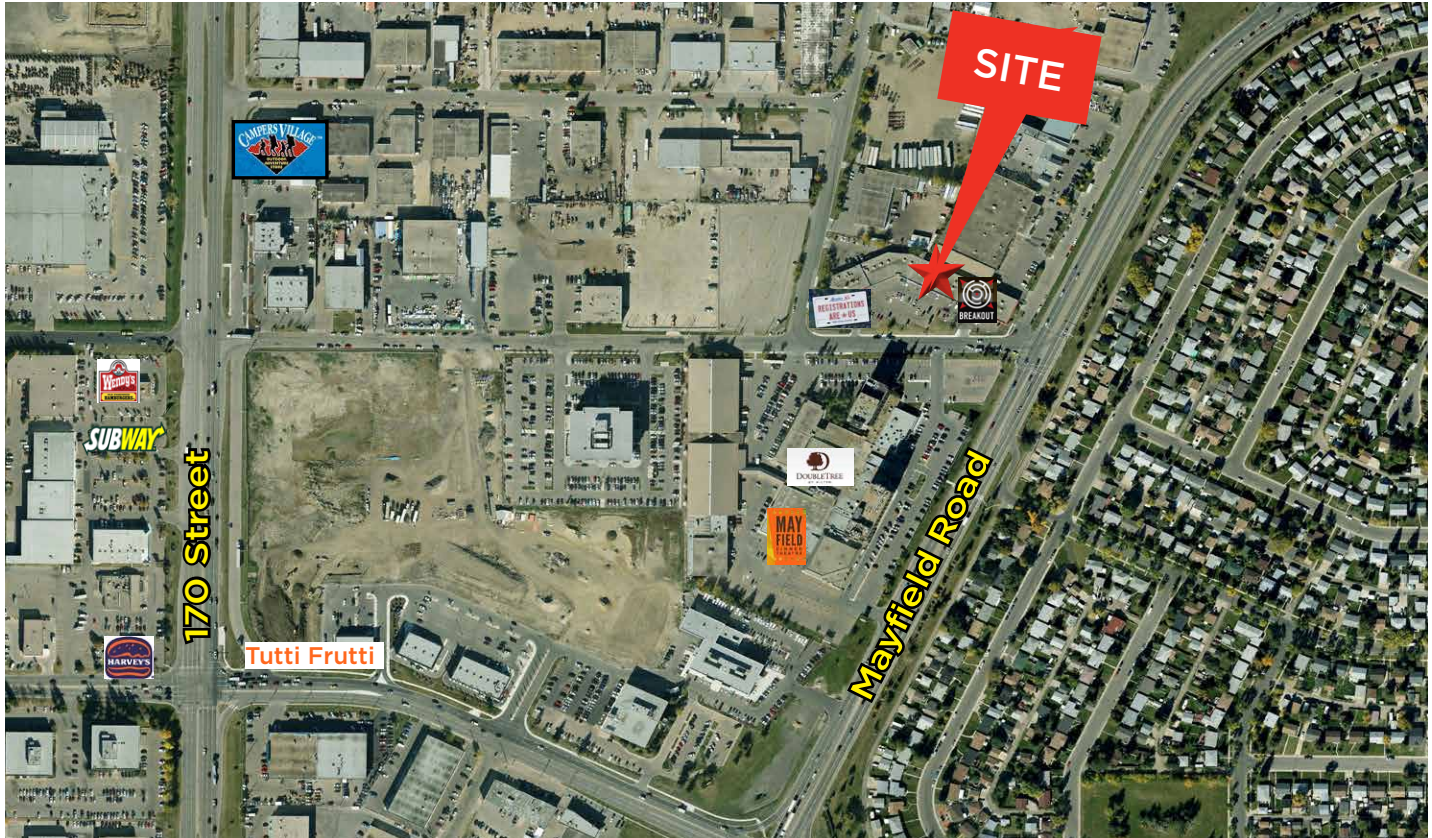
- 28,400 vehicles per day pass along 16630 - 109 Avenue (2015 traffic count)
- Excellent exposure to traffic along 109<sup>th</sup> Avenue
- Attractive rental rates
- Zoning: IB - Industrial Business
- Operating Costs: To June 2019 estimated at \$9.56 per sq. ft. includes cam, taxes and management fee; Utilities not included
- Join Tenants like: Registration Are Us, Rockin Robyn's, Breakout entertainment, Cash Today, A-Win Insurance, Mayfield Flowers & Gifts, etc.
- Legal Description: Plan 2477KS, Block 4, Lot 6
- 16608-109 Avenue: 1,401 sq. ft. available immediately
- 16630-109 Avenue: 4,330 sq. ft. available immediately
- 16648 - 109 Avenue: 7,262 sq. ft. available immediately



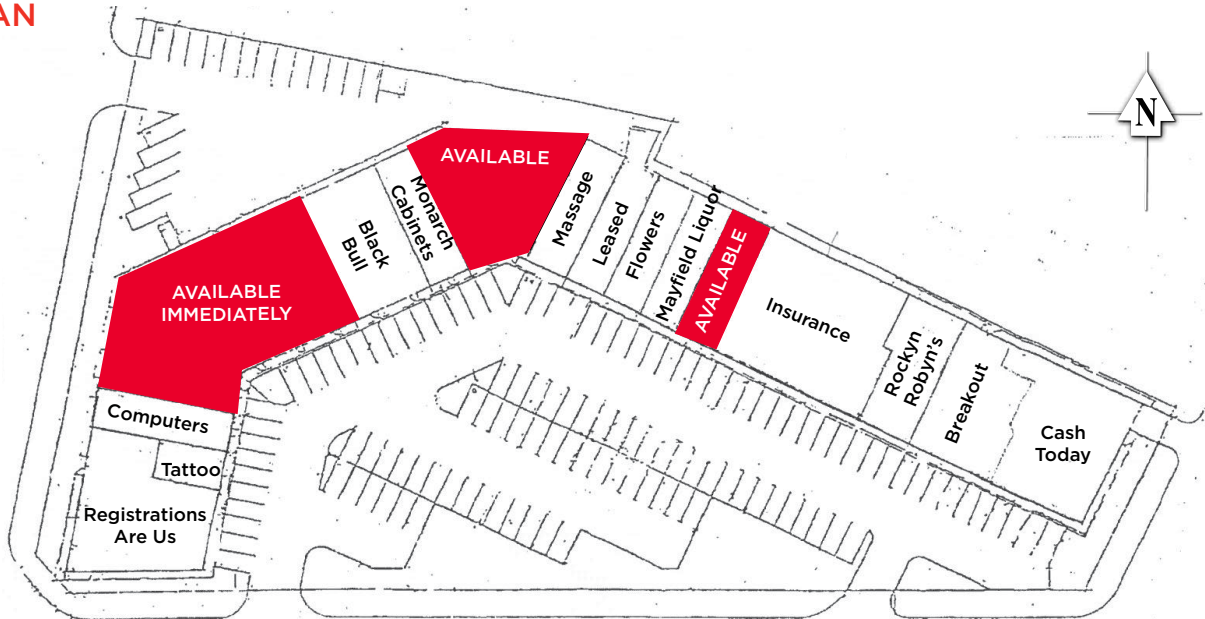
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**AERIAL**



**SITE PLAN**



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**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR LEASE

# MAYFIELD PLAZA

16604 109 Avenue, Edmonton, AB

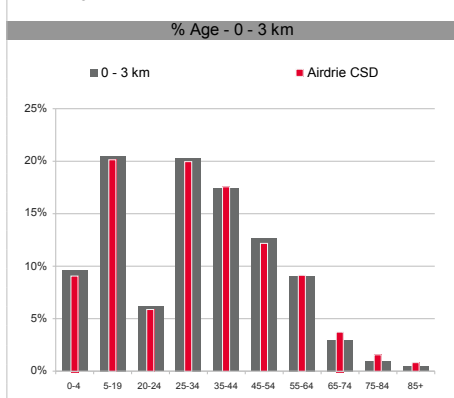
## DEMOGRAPHICS

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
The Home Depot	2925 Main Street Sw	0.17
Walmart Canada	2881 Main Street Sw	0.30
Rona	2649 Main Street South	1.11
Lowe'S Canada	261199 Crossiron Blvd	3.80
Canadian Tire	300 - 202 Veteran'S Bl...	4.67

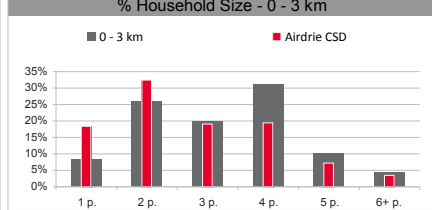
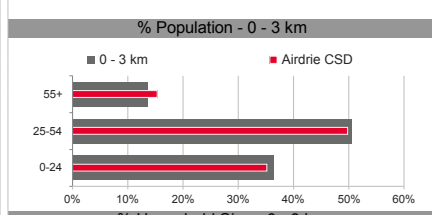
Grocery & Convenience		
G & C Name	Address	Dist. (km)
Shoppers Drug Mart	1200 Market Street Se	1.27
7-Eleven Canada	2002 Luxstone Blvd @ B	1.52
Mac'S Convenience Stores	2145 Summerfield Blvd.	1.61
Shoppers Drug Mart	804 Main Street Se	2.86
Shoppers Drug Mart	505 Main Street	3.22
Sobeys	100, 65 Mackenzie Way	3.54
Shoppers Drug Mart	836 First Avenue West	3.90
Mac'S Convenience Stores	905 - 1 Avenue Nw	4.20
Real Canadian Superstore	300 Veterans Blvd Ne	4.52

Nearest Banks		
Bank Name	Address	Dist. (km)
Scotiabank	2813 Main Street Sw	0.44
Td Canada Trust	2700 Main St S Unit 200	0.98
Bmo Financial (Bank Of M...	Unit 115-2100 Market S..	1.29
Royal Bank Of Canada (Rb...	1000 Market St Se	1.35
Royal Bank Of Canada (Rb...	800 Yankee Valley Blvd..	1.96
Bmo Financial (Bank Of M...	750 Main St	3.00
Td Canada Trust	505 Main St S Unit 200	3.15
Scotiabank	Unit 102, 304 Main St	3.27
Canadian Imperial Bank Of	121 Main Street Sw. Un..	3.47
Royal Bank Of Canada (Rb...	100 Main St Ne	3.52

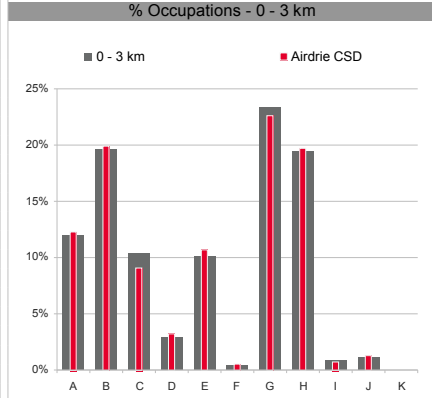
AGE		
	0 - 3 km	Airdrie
Population by Age	30,649	51,674
0 to 4 years	2,930	4,682
5 to 19 years	6,286	10,406
20 to 24 years	1,881	3,036
25 to 34 years	6,228	10,316
35 to 44 years	5,340	9,075
45 to 54 years	3,867	6,290
55 to 64 years	2,782	4,719
65 to 74 years	914	1,923
75 to 84 years	284	805
85 years and over	137	422
Median Age	32.2	32.8



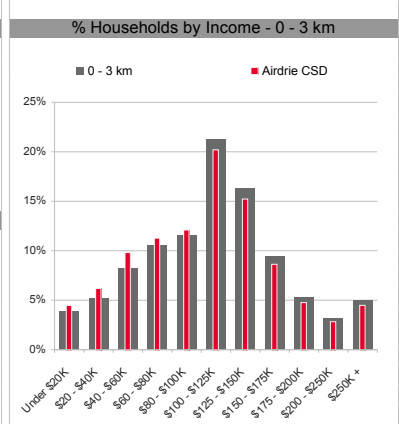
POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Airdrie
2011 Population (Census)	25,878	44,265
2015 Population Estimate	30,649	51,674
2018 Population Projection	33,829	56,737
% Pop. Change (2011-15)	18.4%	16.7%
% Pop. Change (2015-18)	10.4%	9.8%
2015 Families	8,989	15,041
Married couples	6,602	11,054
Common-law couples	2,154	2,077
Lone-parent families	4,448	1,910
Average Persons Per Family	3.0	3.0



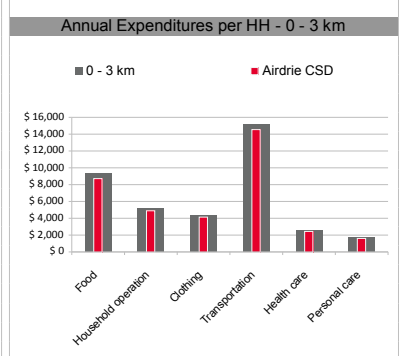
LABOR FORCE & OCCUPATIONS		
	0 - 3 km	Airdrie
Labour Force by Occupation	18,363	30,843
A Management	2,204	3,786
B Business & Finance	3,596	6,140
C Natural Sciences	1,896	2,797
D Health	527	991
E Educ, Gov't, & Religion	1,847	3,295
F Art, Culture, Rec, & Sport	69	163
G Sales & Service	4,294	6,975
H Trades & Transportation	3,567	6,080
I Primary Industry	160	221
J Processing & Manufacturing	203	395
K Not Applicable	0	0



INCOME		
	0 - 3 km	Airdrie
Under \$20K	410	831
\$20 - \$40K	554	1,150
\$40 - \$60K	868	1,824
\$60 - \$80K	1,122	2,094
\$80 - \$100K	1,223	2,248
\$100 - \$125K	2,255	3,752
\$125 - \$150K	1,730	2,828
\$150 - \$175K	1,002	1,603
\$175 - \$200K	567	885
\$200 - \$250K	338	526
\$250K +	530	833
Average Household Income	\$ 129,094	\$ 122,181
Median Household Income	\$ 112,444	\$ 107,596



EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Airdrie
Expenditure Per Household	\$ 76,440	\$ 73,231
Food	\$ 9,347	\$ 8,723
Shelter	\$ 20,489	\$ 19,340
Household operation	\$ 5,115	\$ 4,899
Household equipment	\$ 4,169	\$ 4,317
Clothing	\$ 4,392	\$ 4,143
Transportation	\$ 15,187	\$ 14,544
Health care	\$ 2,540	\$ 2,440
Personal care	\$ 1,691	\$ 1,608
Recreation	\$ 7,189	\$ 7,078
Reading materials	\$ 352	\$ 322
Education	\$ 1,502	\$ 1,399
Tobacco and alcohol	\$ 2,422	\$ 2,432
Games of chance	\$ 379	\$ 375
Miscellaneous expenditure:	\$ 1,665	\$ 1,613



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