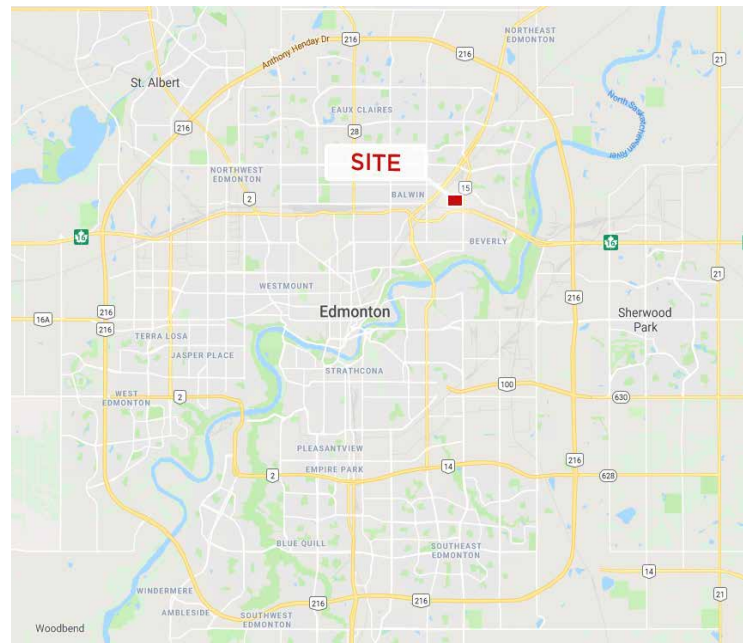




High Exposure Retail Available in January 2019

Property Highlights

- Excellent visibility and accessibility from busy 50th Street
- Ample free parking with over 200 stalls on site
- Traffic counts of 35,700 vehicles per day on 50th Street
- Zoning: CB2 - General Business Zone
- Permitted Uses: Convenience retail, drive-thru food services, health services, personal service shops, and many more
- Two bays remaining: 1,750 sq. ft. and 1,700 sq. ft. - 3,450 sq. ft. contiguous.



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Property Details

***Available Sizes:** 1,750 sq. ft. - CRU A
1,700 sq. ft. - CRU B
Demisable minimum of 1,400 sq. ft.

Building Size: 5,005 sq. ft.

Neighbourhood: Kennendale

Zoning: CB2 - General Business Zone

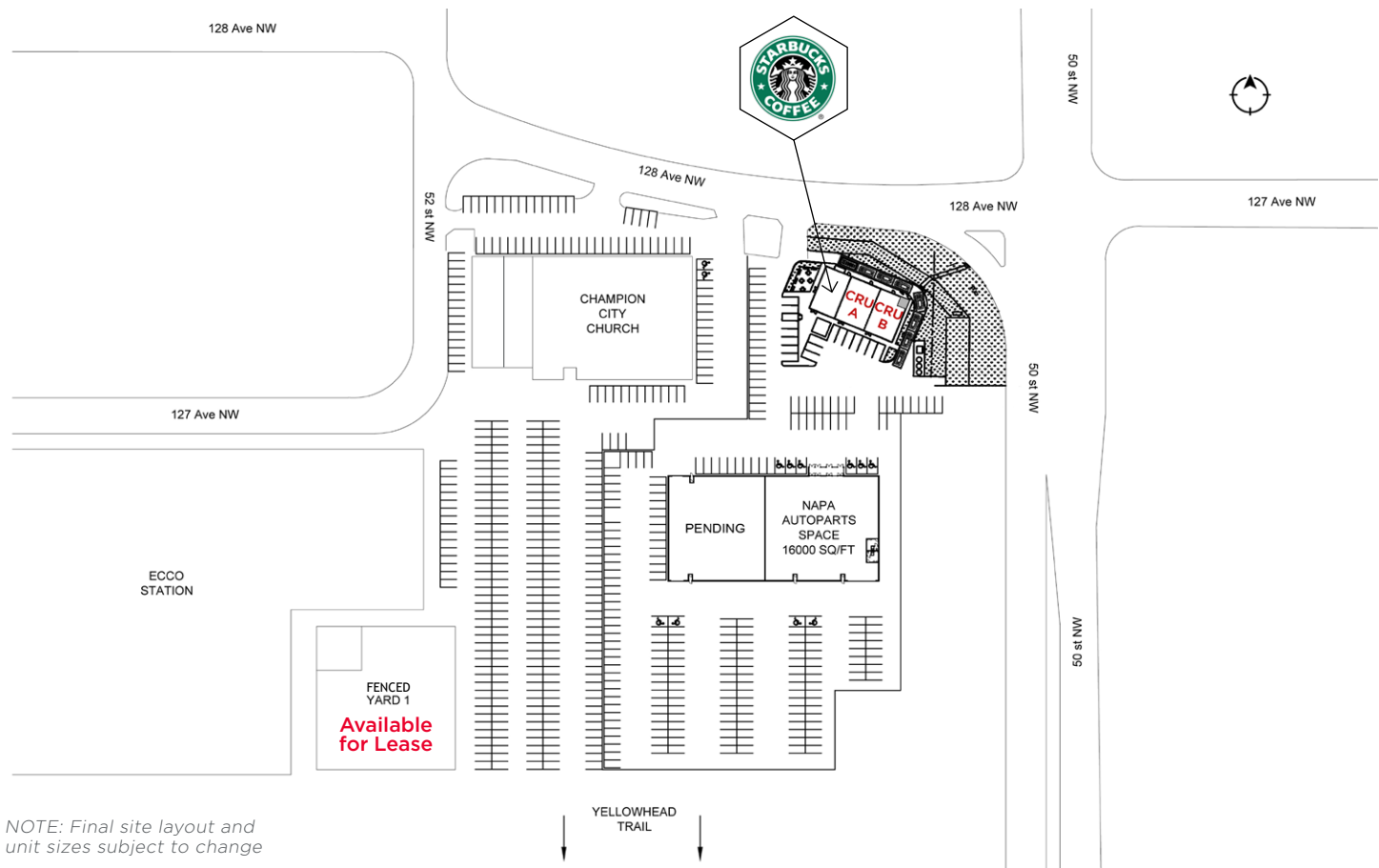
Lease Rate: Market

Operating Costs: TBC

**Sizes may change, please confirm with listing agent*



Site Plan



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Aerial



Amenities



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Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Staples Canada	13118 50 th Street	0.94
The Home Depot	13304-50 th St Nw	1.12
Costco Wholesale Corp.	13650 50 St Nw	1.28
Dollarama	11807 48 th Street Nort...	1.54
Dollarama	4278 137 Ave. Nw	1.63
Best Buy Canada	4250 137 Ave.	1.78
Dollarama	11720 34 th Street N.W	2.29
Best Buy Canada	149 - 1 Londonderry Ma..	2.60
Winners	6806 137 Avenue	2.70
Dollarama	137 Ave	3.07
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	12745 50 th St Nw	0.26
Shoppers Drug Mart	4940 137 Avenue Nw	1.59
Real Canadian Superstore	4950 137 Ave Nw	1.72
Safeway Canada	500 Manning Crossing N.	1.87
Shoppers Drug Mart	3812 118 Ave	1.97
Rexall Canada	13709 - 66 Street Nw.	2.29
Nofrills	3425 118 th Ave Nw	2.38
Safeway Canada	3210- 118 Avenue Nw	2.45
Sobeys	13504 Victoria Trail	2.50
Rexall Canada	14403 Miller Boulevard...	2.57
Banks		
Bank Name	Address	Dist. (km)
TD Canada Trust	13318 50 Street Nw	0.68
Canadian Imperial Bank of Commerce	13610 - 50 th Street	0.76
Royal Bank of Canada	129 Manning Crossing N.	1.07
Royal Bank of Canada	4000 118 Ave Nw	1.17
Canadian Imperial Bank of Commerce	3924 - 118 th Avenue Nort	1.19
BMO Financial	137 TH AVE & 66 TH ST	1.39
BMO Financial	3003-137 TH AVENUE NW	1.59
Scotiabank Canada	13540 Victoria Trail N W,	1.63
TD Canada Trust	36 Londonderry Mall	1.64
Canadian Imperial Bank of Commerce	8004 - 118 th Avenue	2.09
AGE		
	0 - 3 km	Edmonton
Population by Age	74,070	1,031,271
0 to 4 years	5,031	65,002
5 to 19 years	12,583	167,913
20 to 24 years	5,177	77,468
25 to 34 years	12,802	197,269
35 to 44 years	10,354	155,245
45 to 54 years	9,704	128,700
55 to 64 years	9,021	119,029
65 to 74 years	5,348	68,175
75 to 84 years	2,904	35,615
85 years and over	1,146	16,855
Median Age	36.3	35.5
% Age - 0 - 3 km		
	0 - 3 km	Edmonton CSD
0-4	6.8%	6.3%
5-19	16.7%	16.3%
20-24	7.0%	7.5%
25-34	17.3%	19.2%
35-44	13.9%	15.0%
45-54	13.1%	12.5%
55-64	12.2%	11.5%
65-74	7.2%	6.6%
75-84	3.9%	3.5%
85+	1.6%	1.6%

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	69,966	969,186
2018 Population Estimate	74,070	1,031,271
2021 Population Projection	81,413	1,129,899
% Pop. Change (2016-18)	5.9%	6.4%
% Pop. Change (2018-21)	9.9%	9.6%
2018 Families in Private HHs	19,949	276,979
Couple census families	15,222	236,517
Without children	7,328	106,737
With children	7,894	129,780
Lone-parent families	4,727	40,462
Average Persons Per Family	2.9	3.0
% Population - 0 - 3 km		
	0 - 3 km	Edmonton CSD
55+	28.5%	28.5%
25-54	45.5%	45.5%
0-24	26.0%	26.0%
% Household Size - 0 - 3 km		
	0 - 3 km	Edmonton CSD
1 p.	15.0%	15.0%
2 p.	35.0%	35.0%
3 p.	20.0%	20.0%
4 p.	15.0%	15.0%
5+ p.	15.0%	15.0%
LABOR FORCE & OCCUPATIONS		
	0 - 3 km	Edmonton
Labour Force by Occupation	40,355	600,350
A Management	2,654	57,056
B Business & Finance	6,161	92,904
C Natural Sciences	1,945	46,844
D Health	2,678	45,463
E Educ, Gov't, & Religion	3,637	64,634
F Art, Culture, Rec, & Sport	670	13,882
G Sales & Service	9,857	136,692
H Trades & Transportation	9,721	105,961
I Primary Industry	685	8,339
J Processing & Manufacturing	1,382	17,188
K Not Applicable	965	11,387
% Occupations - 0 - 3 km		
	0 - 3 km	Edmonton CSD
A	6.6%	9.5%
B	15.3%	15.3%
C	4.8%	7.8%
D	6.6%	7.6%
E	9.2%	10.7%
F	1.7%	2.3%
G	24.4%	22.8%
H	24.1%	17.7%
I	1.7%	1.4%
J	2.4%	2.9%
K	2.4%	1.9%

INCOME		
	0 - 3 km	Edmonton
Under \$20K	2,621	31,907
\$20 - \$40K	4,364	47,715
\$40 - \$60K	4,765	54,940
\$60 - \$80K	4,309	49,956
\$80 - \$100K	4,035	54,135
\$100 - \$125K	3,189	44,903
\$125 - \$150K	2,507	41,267
\$150 - \$200K	2,526	49,109
\$200K +	932	27,473
Average Household Income	\$ 88,618	\$ 113,281
Median Household Income	\$ 73,156	\$ 86,577
% Households by Income - 0 - 3 km		
	0 - 3 km	Edmonton CSD
Under \$20K	8.5%	8.5%
\$20 - \$40K	14.5%	14.5%
\$40 - \$60K	16.0%	16.0%
\$60 - \$80K	14.5%	14.5%
\$80 - \$100K	13.5%	13.5%
\$100 - \$125K	11.0%	11.0%
\$125 - \$150K	10.5%	10.5%
\$150 - \$200K	12.0%	12.0%
\$200K +	3.5%	3.5%
EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Edmonton
Expenditure Per Household	\$ 58,687	\$ 69,199
Food	\$ 7,730	\$ 9,083
Shelter	\$ 17,456	\$ 20,437
Household operation	\$ 4,397	\$ 5,176
Household equipment	\$ 2,003	\$ 2,383
Clothing	\$ 3,369	\$ 3,964
Transportation	\$ 11,922	\$ 14,180
Health care	\$ 2,173	\$ 2,542
Personal care	\$ 1,128	\$ 1,325
Recreation	\$ 3,611	\$ 4,342
Reading materials	\$ 151	\$ 178
Education	\$ 1,571	\$ 1,845
Tobacco and alcohol	\$ 1,201	\$ 1,418
Games of chance	\$ 145	\$ 168
Miscellaneous expenditure:	\$ 1,831	\$ 2,159
Annual Expenditures per HH - 0 - 3 km		
	0 - 3 km	Edmonton CSD
Food	\$ 7,730	\$ 9,083
Household operation	\$ 4,397	\$ 5,176
Clothing	\$ 3,369	\$ 3,964
Transportation	\$ 11,922	\$ 14,180
Health care	\$ 2,173	\$ 2,542
Personal care	\$ 1,128	\$ 1,325

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