



853 SF RETAIL BAY AVAILABLE IMMEDIATELY

PROPERTY HIGHLIGHTS

- Busy shopping centre located in highly residential neighbourhood
- Zoning: CNC - Neighbourhood Convenience Commercial Zone
- Ideal uses include: Health services, personal service shops/ barber shop, tailor, dry cleaner, specialty food services, ice cream shop & desert shops
- Operating Costs: \$16.32 per SF (estimate 2019)
- Rent: Market
- Tenant Improvement Allowance: Negotiable

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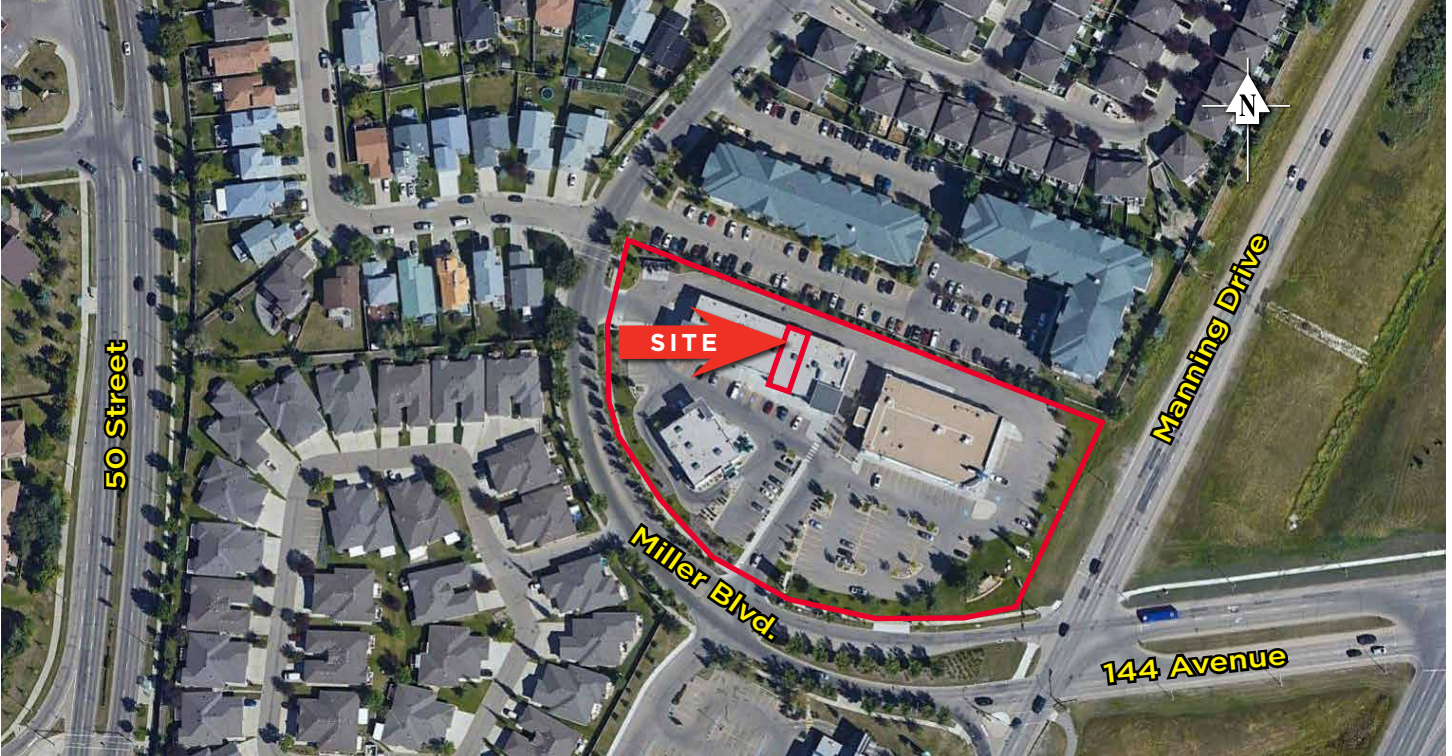


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MILLER CROSSING

14427A Miller Boulevard NW, Edmonton, AB

AERIAL / LOCATION MAP



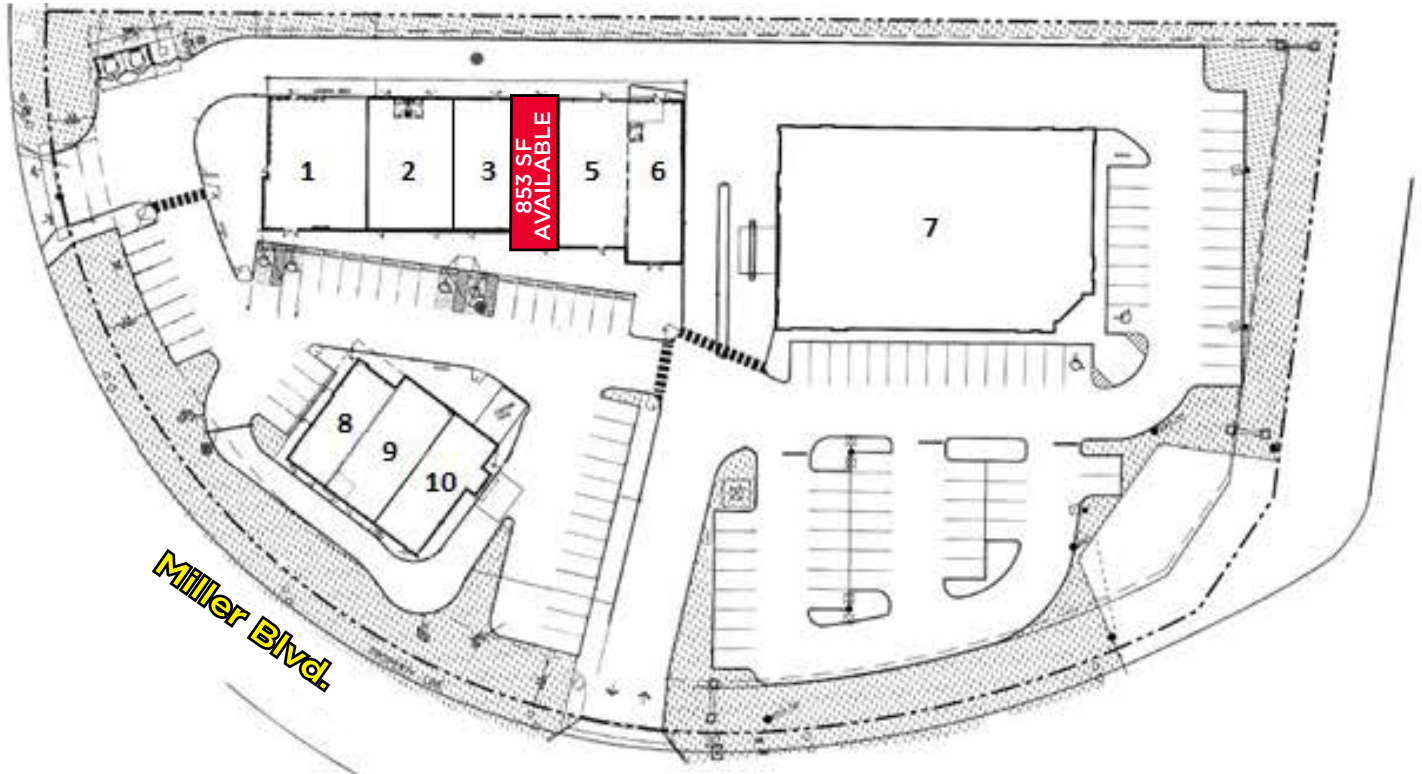
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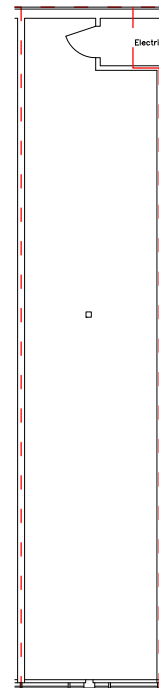
SITE PLAN



TENANTS & VACANCY

1. Miller Crossing Dental
2. H. Clinic
3. Reflection Hair Studio
4. **VACANT - 853 SF**
5. Pizza Hut
6. Hon Guong Restaurant Ltd.
7. Rexall Pharmacy
8. Expressions Orthodontics
9. Starbucks

FLOOR PLAN



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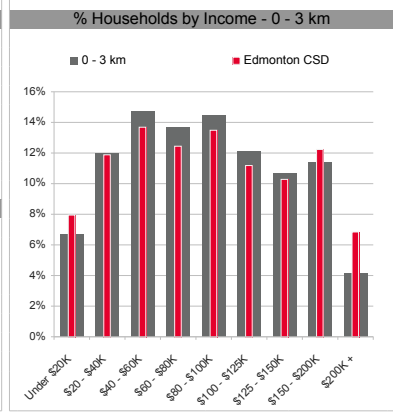
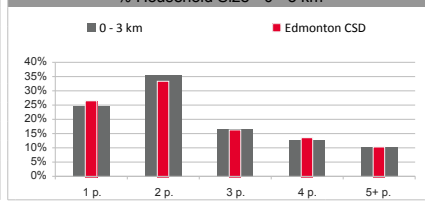
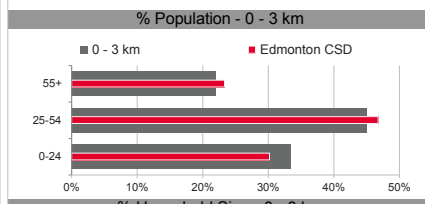
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DEMOGRAPHICS

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Best Buy Canada	4250 137 Ave.	1.09
Dollarama	4278 137 Ave. Nw	1.19
Costco Wholesale Corp.	13650 50 St Nw	1.34
The Home Depot	13304-50Th St Nw	1.49
Dollarama	15720 37Th Street Nw	1.56
Staples Canada	13118 50Th Street	1.67
Lowe'S Canada	3421 158 Avenue Nw	1.70
Canadian Tire	3650 - 158Th Avenue Nw	1.81
Best Buy Canada	149 - 1 Londonderry Ma..	2.11
Winners	6806 137 Avenue	2.19
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Rexall Canada	14403 Miller Boulevard...	0.10
Safeway Canada	500 Manning Crossing Nw	0.93
Real Canadian Superstore	4950 137 Ave Nw	0.97
Shoppers Drug Mart	4940 137 Avenue Nw	1.18
Rexall Canada	13709 - 66 Street Nw.	2.00
Sobeys	13504 Victoria Trail	2.03
Rexall Canada	13610 Victoria Trail N...	2.08
Sobeys	5119 - 167 Ave Nw	2.16
Save-On-Foods Canada	4805 167Th Ave. Nw	2.19
Shoppers Drug Mart	6806 137Th Ave. Nw, Un.	2.26
Banks		
Bank Name	Address	Dist. (km)
Royal Bank of Canada	129 Manning Crossing Nw	0.71
Canadian Imperial Bank of	13610 - 50th Street	0.87
TD Canada Trust	13318 50 Street Nw	0.95
BMO Financial	3003-137TH AVENUE NW	1.19
TD Canada Trust	36 Londonderry Mall	1.30
Scotiabank Canada	13540 Victoria Trail N W,	1.31
Royal Bank of Canada	16508 50 St Nw	1.33
BMO Financial	137TH AVE & 66TH ST	1.34
Scotiabank Canada	16620 - 50 Street Nw,	1.38
TD Canada Trust	5003 167Th Ave Nw	1.41

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	84,798	969,186
2018 Population Estimate	90,047	1,031,271
2021 Population Projection	99,561	1,129,899
% Pop. Change (2016-18)	6.2%	6.4%
% Pop. Change (2018-21)	10.6%	9.6%
2018 Families in Private HHs	24,962	276,979
Couple census families	20,194	236,517
Without children	8,464	106,737
With children	11,730	129,780
Lone-parent families	4,768	40,462
Average Persons Per Family	3.1	3.0

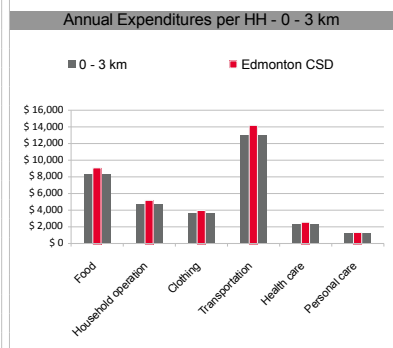
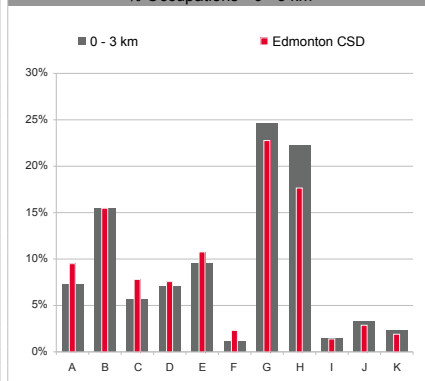
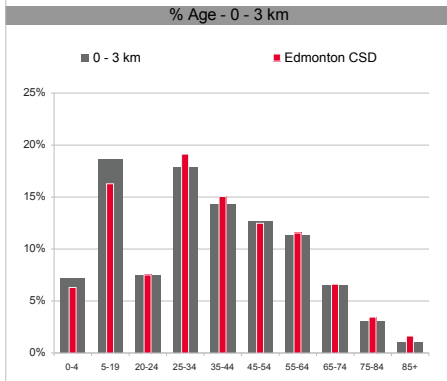
INCOME		
	0 - 3 km	Edmonton
Under \$20K	2,207	31,907
\$20 - \$40K	3,964	47,715
\$40 - \$60K	4,878	54,940
\$60 - \$80K	4,529	49,956
\$80 - \$100K	4,775	54,135
\$100 - \$125K	4,015	44,903
\$125 - \$150K	3,529	41,267
\$150 - \$200K	3,774	49,109
\$200K +	1,379	27,473
Average Household Income	\$ 99,911	\$ 113,281
Median Household Income	\$ 84,407	\$ 86,577



AGE		
	0 - 3 km	Edmonton
Population by Age	90,047	1,031,271
0 to 4 years	6,478	65,002
5 to 19 years	16,806	167,913
20 to 24 years	6,686	77,468
25 to 34 years	16,099	197,269
35 to 44 years	12,909	155,245
45 to 54 years	11,371	128,700
55 to 64 years	10,221	119,029
65 to 74 years	5,861	68,175
75 to 84 years	2,696	35,615
85 years and over	921	16,855
Median Age	34.4	35.5

LABOR FORCE & OCCUPATIONS		
	0 - 3 km	Edmonton
Labour Force by Occupation	50,943	600,350
A Management	3,684	57,056
B Business & Finance	7,868	92,904
C Natural Sciences	2,865	46,844
D Health	3,602	45,463
E Educ, Gov't, & Religion	4,848	64,634
F Art, Culture, Rec, & Sport	572	13,882
G Sales & Service	12,541	136,692
H Trades & Transportation	11,345	105,961
I Primary Industry	763	8,339
J Processing & Manufacturing	1,654	17,188
K Not Applicable	1,201	11,387

EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Edmonton
Expenditure Per Household	\$ 63,429	\$ 69,199
Food	\$ 8,343	\$ 9,083
Shelter	\$ 18,742	\$ 20,437
Household operation	\$ 4,752	\$ 5,176
Household equipment	\$ 2,181	\$ 2,383
Clothing	\$ 3,645	\$ 3,964
Transportation	\$ 12,979	\$ 14,180
Health care	\$ 2,329	\$ 2,542
Personal care	\$ 1,214	\$ 1,325
Recreation	\$ 3,956	\$ 4,342
Reading materials	\$ 162	\$ 178
Education	\$ 1,708	\$ 1,845
Tobacco and alcohol	\$ 1,291	\$ 1,418
Games of chance	\$ 153	\$ 168
Miscellaneous expenditure:	\$ 1,973	\$ 2,159



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