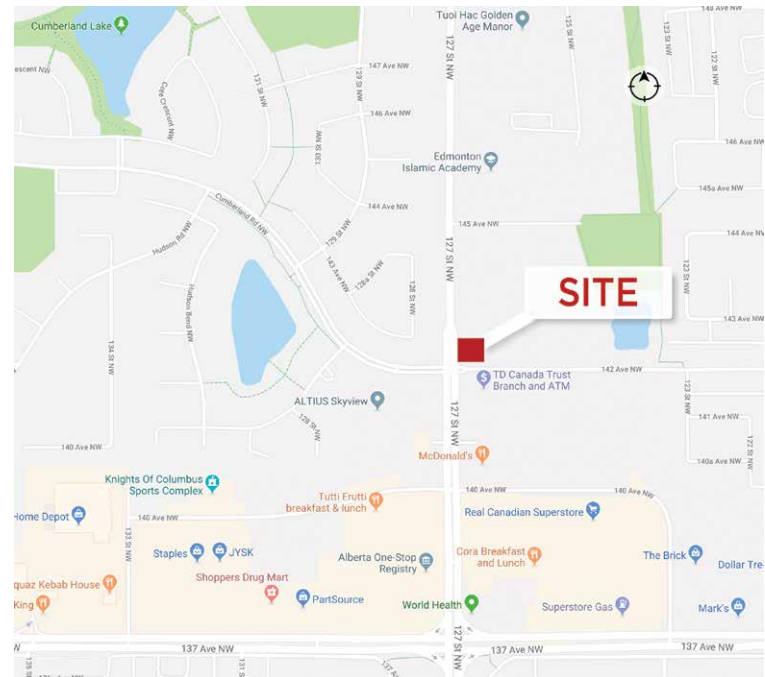




## Join Wendy's in Northwest Edmonton

### Property Highlights

- Growing commercial corridor on 127 Street in Northwest Edmonton.
- Site served with excellent access off 127 Street and 142<sup>nd</sup> Avenue
- Basic Rent: Market
- Additional Rent: \$10 per SF (est. 2019)
- 145,000+ people in a 5 km trade area and growing
- Over 50,000 vehicles per day on 127 Street



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## Property Details

|                    |                            |
|--------------------|----------------------------|
| Legal Description: | P: 1820051 B:39 Lot: 31A   |
| Zoning:            | CB2                        |
| Neighbourhood:     | Baranow/Castledowns        |
| Building Size:     | 2055 SF available          |
| Description:       | New Construction - Q4 2019 |
| Lot Area:          | 1 Acre                     |
| Utilities:         | Separately metred          |

## Development Ideal For



Professional users



Medical users



Convenience

## Aerial



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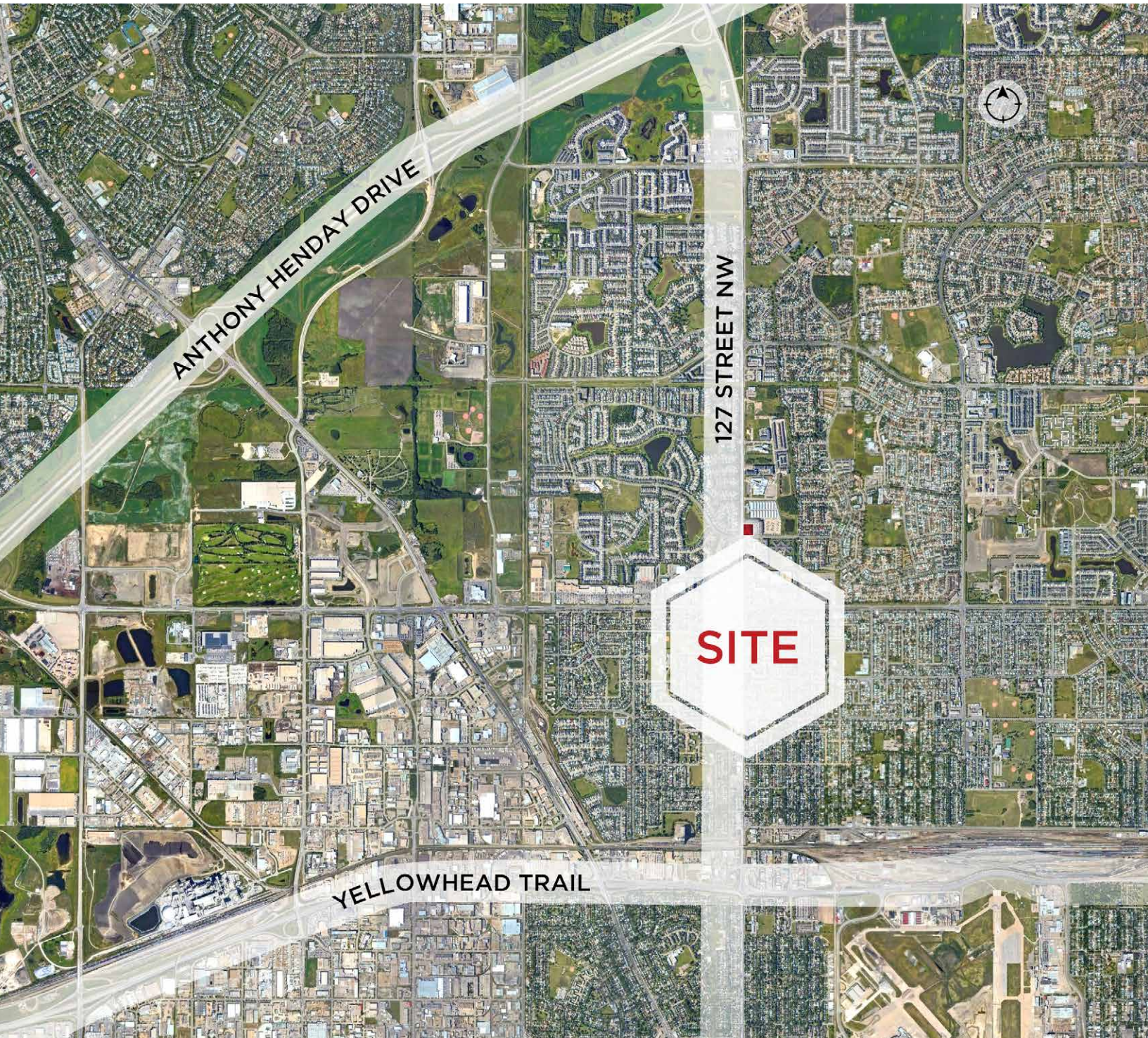
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**Property Photos**



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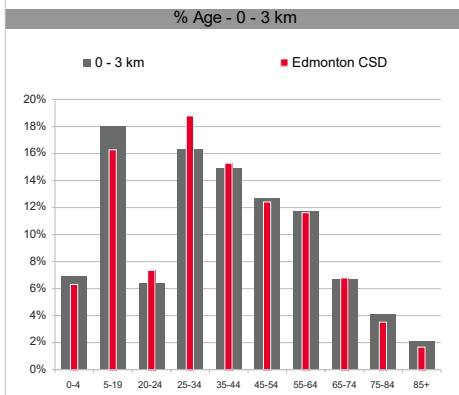
## Demographics

| BUSINESSES             |                        |            |
|------------------------|------------------------|------------|
| Major Retailers        |                        |            |
| Retailer Name          | Address                | Dist. (km) |
| Dollarama              | 12546 137 Ave Nw       | 0.47       |
| Staples Canada         | 13154 -137Th Avenue Nw | 0.68       |
| The Home Depot         | 13360-137Th Ave Nw     | 0.81       |
| Winners                | 13546-137 Avenue N.W.  | 1.04       |
| Best Buy Canada        | 13924 137 Ave. Nw      | 1.40       |
| Dollarama              | 12940 167 Ave Nw       | 2.72       |
| Dollarama              | 9450 137 Ave Nw        | 3.49       |
| Dollarama              | 15811 97 St Nw         | 3.71       |
| Costco Wholesale Corp. | 12450 149 St Nw        | 3.86       |
| Canadian Tire          | 9603 - 162Nd Avenue    | 4.00       |

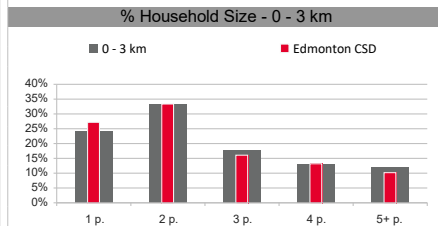
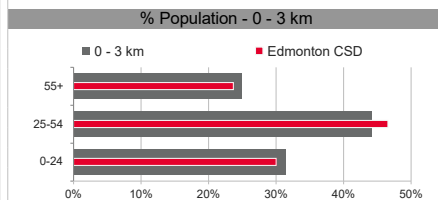
| Grocery & Drug Stores       |                        |            |
|-----------------------------|------------------------|------------|
| G & D Name                  | Address                | Dist. (km) |
| Real Canadian Superstore    | 12350 137Th Ave Nw     | 0.44       |
| Safeway Canada              | 12950-137 Avenue Nw    | 0.53       |
| Shoppers Drug Mart          | 13040 137Th Ave        | 0.64       |
| Save-On-Foods Canada        | 12903 - 153 Avenue Nw  | 1.24       |
| Shoppers Drug Mart          | 12955 153 Avenue Nw    | 1.31       |
| Sobeys                      | 15367 Castledowns Road | 2.12       |
| Shoppers Drug Mart          | 9980 137Th Avenue Nw   | 2.92       |
| Sobeys                      | 16943 127 St Nw        | 2.95       |
| Federated Co-Operatives (.) | 14505 Yellowhead Trail | 3.18       |
| Federated Co-Operatives (.) | 14505 Yellowhead Trail | 3.18       |

| Banks                              |                         |            |
|------------------------------------|-------------------------|------------|
| Bank Name                          | Address                 | Dist. (km) |
| TD Canada Trust                    | 12645 142Nd Ave At 127  | 0.07       |
| Canadian Imperial Bank of Commerce | 12720 - 137Th Avenue No | 0.31       |
| BMO Financial                      | 12240 137TH AVE         | 0.44       |
| Scotiabank Canada                  | 13232 137th Avenue,     | 0.48       |
| Royal Bank of Canada               | 12704 167 Ave           | 1.69       |
| TD Canada Trust                    | 16703 127 St Nw         | 1.69       |
| Canadian Imperial Bank of Commerce | 12904 - 167th Avenue No | 1.70       |
| Scotiabank Canada                  | 16716 - 127th Street,   | 1.73       |
| BMO Financial                      | 16903 - 127 STREET NW   | 1.81       |
| Royal Bank of Canada               | 9499 137Th Ave          | 2.15       |

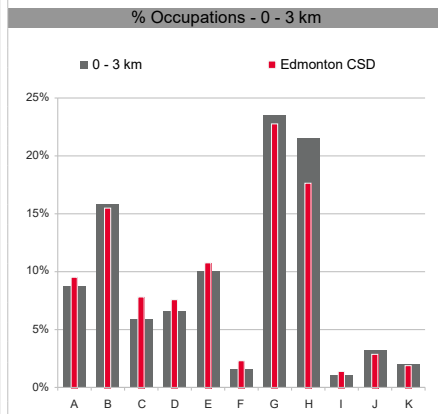
| AGE               |          |           |
|-------------------|----------|-----------|
|                   | 0 - 3 km | Edmonton  |
| Population by Age | 69,028   | 1,032,569 |
| 0 to 4 years      | 4,772    | 65,104    |
| 5 to 19 years     | 12,422   | 168,012   |
| 20 to 24 years    | 4,427    | 75,870    |
| 25 to 34 years    | 11,275   | 193,985   |
| 35 to 44 years    | 10,311   | 157,796   |
| 45 to 54 years    | 8,764    | 128,197   |
| 55 to 64 years    | 8,110    | 119,975   |
| 65 to 74 years    | 4,617    | 70,093    |
| 75 to 84 years    | 2,860    | 36,306    |
| 85 years and over | 1,471    | 17,231    |
| Median Age        | 36.5     | 35.8      |



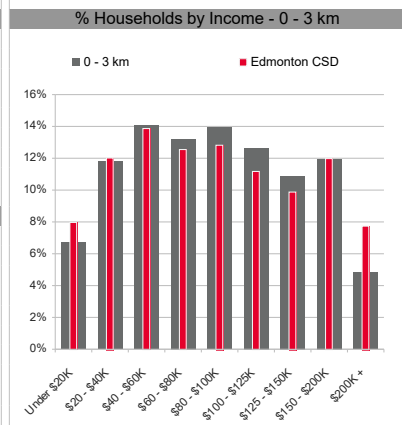
| POPULATION & HOUSEHOLD SUMMARY |          |           |
|--------------------------------|----------|-----------|
|                                | 0 - 3 km | Edmonton  |
| 2016 Population (Census)       | 65,194   | 969,186   |
| 2019 Population Estimate       | 69,028   | 1,032,569 |
| 2022 Population Projection     | 74,115   | 1,113,601 |
| % Pop. Change (2016-19)        | 5.9%     | 6.5%      |
| % Pop. Change (2019-22)        | 7.4%     | 7.8%      |
| Families in Private HHs        | 19,014   | 280,388   |
| Couple census families         | 15,561   | 237,291   |
| Without children               | 6,579    | 107,643   |
| With children                  | 8,981    | 129,648   |
| Lone-parent families           | 3,454    | 43,097    |
| Average Persons Per Family     | 3.0      | 3.0       |



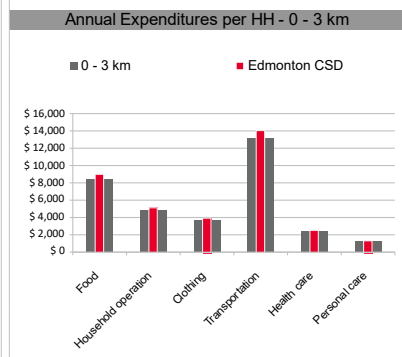
| LABOR FORCE & OCCUPATIONS    |          |          |
|------------------------------|----------|----------|
|                              | 0 - 3 km | Edmonton |
| Labour Force by Occupation   | 37,698   | 597,245  |
| A Management                 | 3,309    | 56,840   |
| B Business & Finance         | 5,960    | 92,510   |
| C Natural Sciences           | 2,213    | 46,670   |
| D Health                     | 2,488    | 45,264   |
| E Educ, Gov't, & Religion    | 3,775    | 64,272   |
| F Art, Culture, Rec, & Sport | 588      | 13,759   |
| G Sales & Service            | 8,876    | 135,990  |
| H Trades & Transportation    | 8,122    | 105,357  |
| I Primary Industry           | 390      | 8,257    |
| J Processing & Manufacturing | 1,221    | 17,070   |
| K Not Applicable             | 756      | 11,256   |



| INCOME                   |            |            |
|--------------------------|------------|------------|
|                          | 0 - 3 km   | Edmonton   |
| Under \$20K              | 1,691      | 32,315     |
| \$20 - \$40K             | 2,969      | 48,734     |
| \$40 - \$60K             | 3,537      | 56,239     |
| \$60 - \$80K             | 3,323      | 50,888     |
| \$80 - \$100K            | 3,511      | 51,982     |
| \$100 - \$125K           | 3,187      | 45,296     |
| \$125 - \$150K           | 2,739      | 40,045     |
| \$150 - \$200K           | 3,009      | 48,574     |
| \$200K +                 | 1,214      | 31,375     |
| Average Household Income | \$ 106,825 | \$ 118,136 |
| Median Household Income  | \$ 86,797  | \$ 86,008  |



| EXPENDITURES PER HOUSEHOLD |           |           |
|----------------------------|-----------|-----------|
|                            | 0 - 3 km  | Edmonton  |
| Expenditure Per Household  | \$ 63,872 | \$ 68,509 |
| Food                       | \$ 8,404  | \$ 8,992  |
| Shelter                    | \$ 18,820 | \$ 20,233 |
| Household operation        | \$ 4,784  | \$ 5,125  |
| Household equipment        | \$ 2,205  | \$ 2,359  |
| Clothing                   | \$ 3,656  | \$ 3,924  |
| Transportation             | \$ 13,102 | \$ 14,038 |
| Health care                | \$ 2,357  | \$ 2,517  |
| Personal care              | \$ 1,220  | \$ 1,312  |
| Recreation                 | \$ 4,013  | \$ 4,299  |
| Reading materials          | \$ 164    | \$ 176    |
| Education                  | \$ 1,699  | \$ 1,827  |
| Tobacco and alcohol        | \$ 1,302  | \$ 1,404  |
| Games of chance            | \$ 155    | \$ 166    |
| Miscellaneous expenditure  | \$ 1,991  | \$ 2,137  |



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