

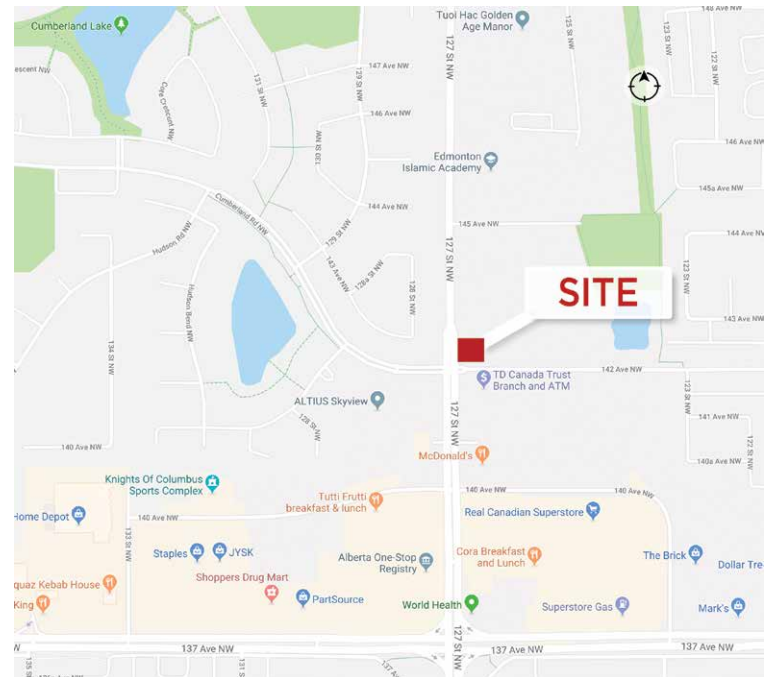
Q4 AVAILABILITY



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 142nd 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 metered

Development Ideal For



Professional users



Medical users



Convenience

Aerial

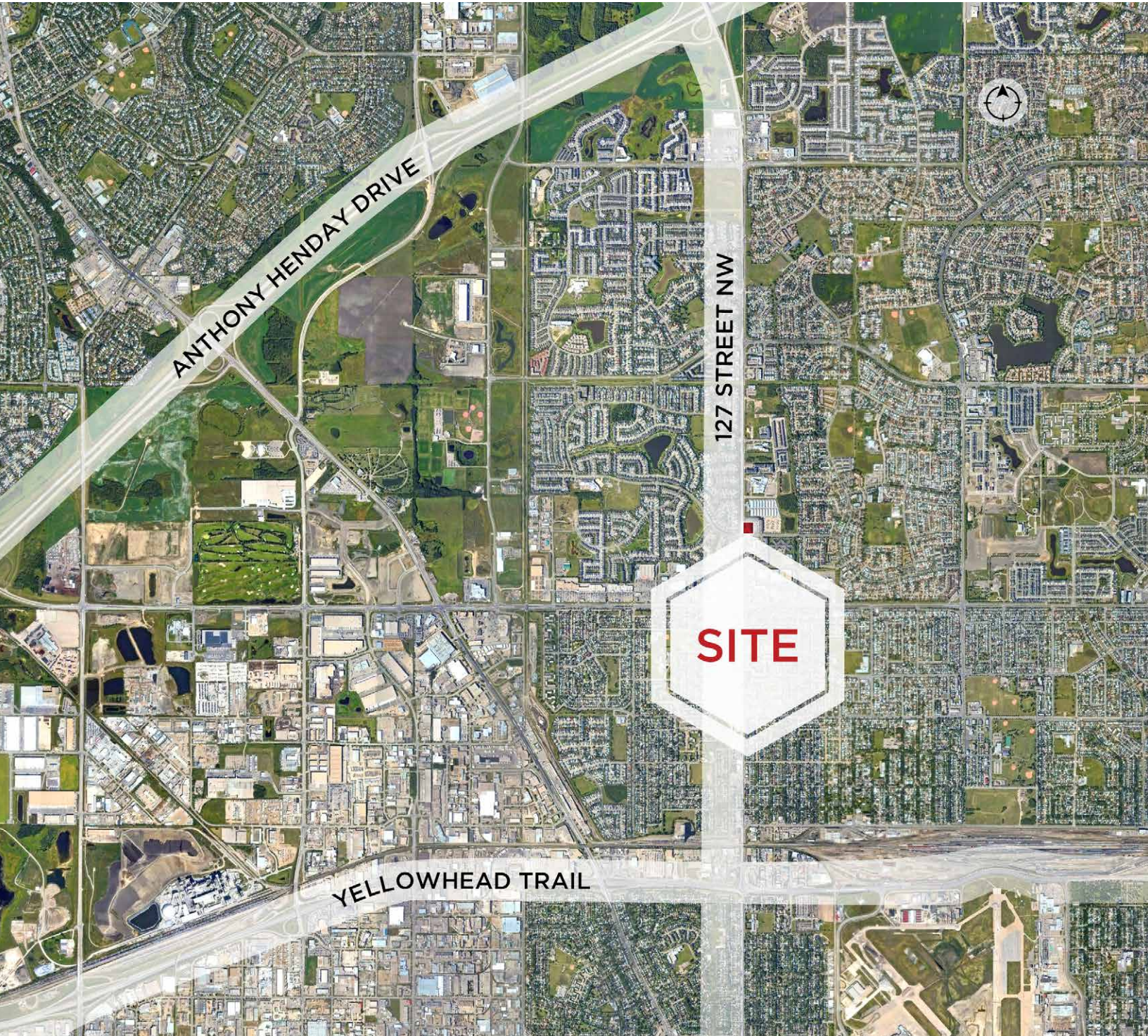


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Property Photos



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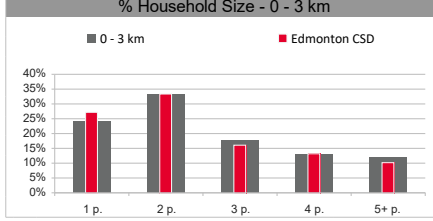
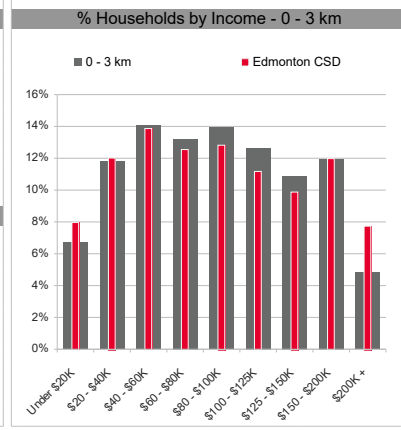
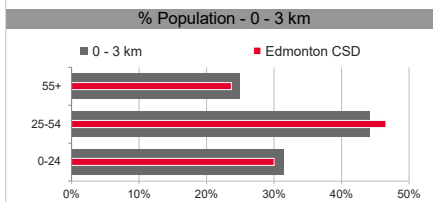
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Demographics

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
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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

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

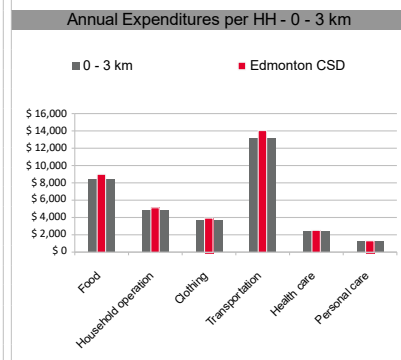
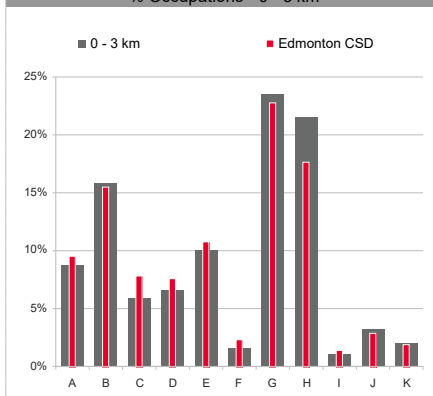
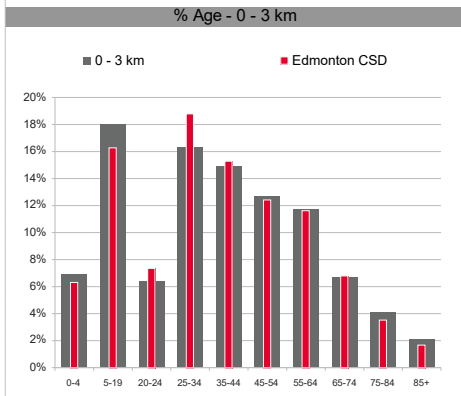
INCOME		
	0 - 3 km	Edmonton
Under \$20K	1,691	32,315
\$20 - \$40K	2,969	48,734
\$40 - \$60K	3,537	56,239
\$60 - \$80K	3,323	50,888
\$80 - \$100K	3,511	51,982
\$100 - \$125K	3,187	45,296
\$125 - \$150K	2,739	40,045
\$150 - \$200K	3,009	48,574
\$200K +	1,214	31,375
Average Household Income	\$ 106,825	\$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



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

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

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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