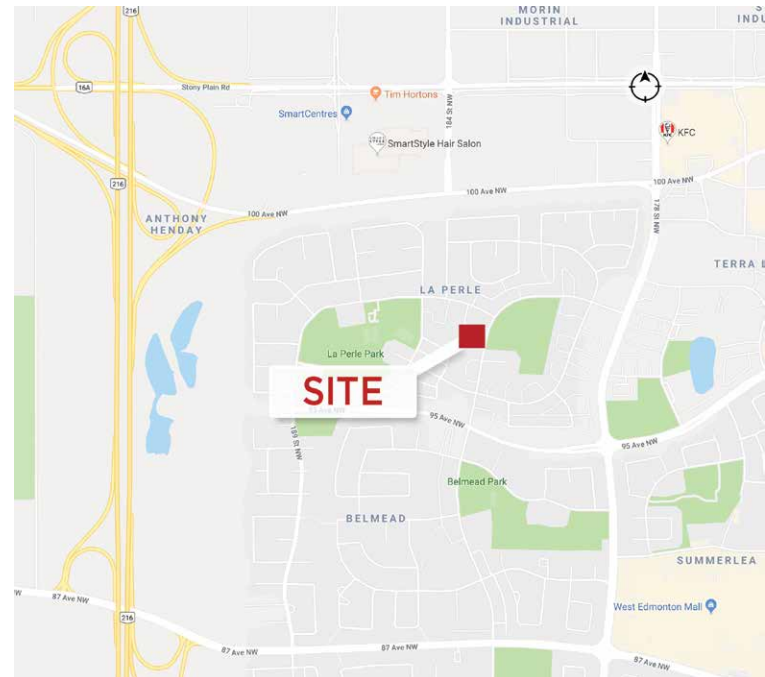




## End Cap Opportunity Available Immediately

### Property Highlights

- 1,288 SF end cap available in neighborhood centre
- Ideal permitted uses: Commercial Schools, General Retail Stores, Health Services, Minor Veterinary Services, Personal Service Shops, etc.
- Operating costs: \$9.54 per SF (plus common area electricity and water)
- Ample parking
- Join tenants like: Lecky School of Dancing and Arashi-Do, Maple dog house, Liquor Depot, Husky gas & convenience



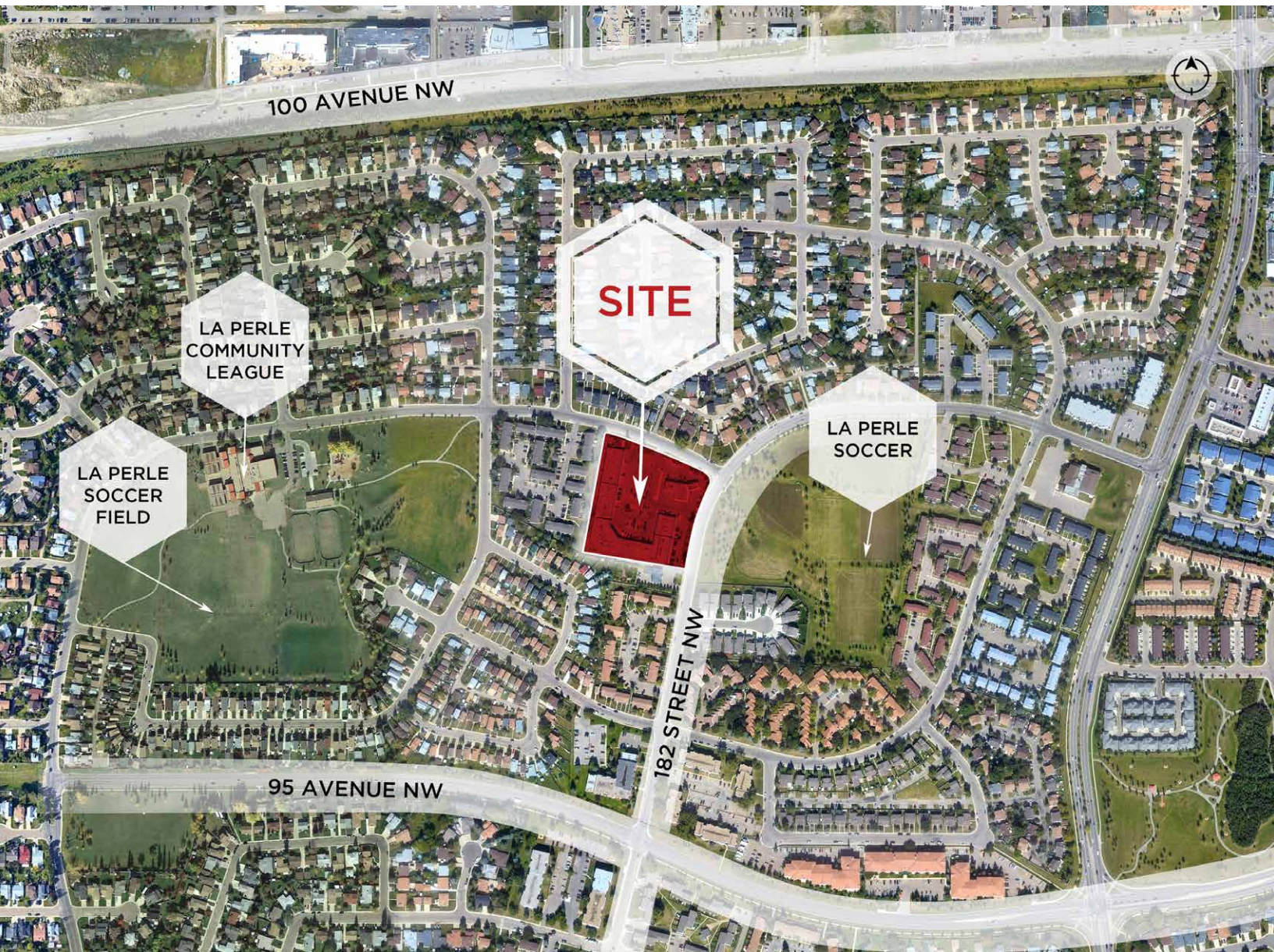
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## Property Details

Legal Description:	Plan 7821059 Block 46 Lot 3	Built:	1981
Zoning:	DC2(474) - Site Specific Development Control Provision	Size:	1,288 SF - end cap
Neighbourhood:	La Perle Community League	Utilities:	Separately metered

## Aerial



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**Property Photos**



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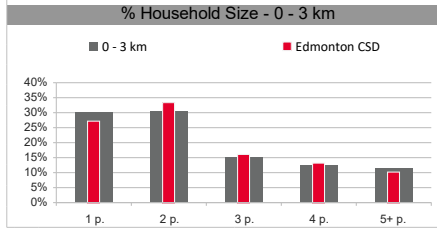
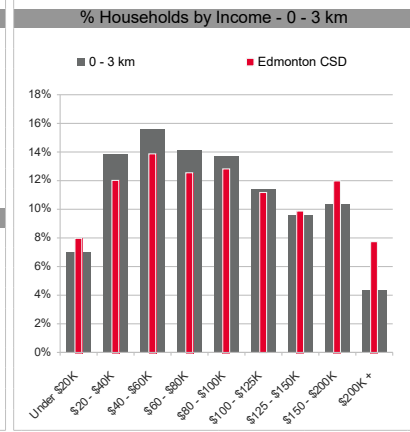
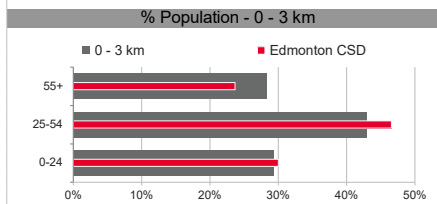
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## Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
RONA Canada	18445 Stony Plain Rd	0.72
Walmart Canada	18521 Stony Plain Rd. ...	0.79
Canadian Tire	9909 - 178Th Street	0.87
The Home Depot	17404 99Th Avenue, Nw	1.22
Best Buy Canada	17539 Stony Plain Rd. ...	1.24
Staples Canada	9580 170Th Street	1.33
Lowe'S Canada	10225 186 St. Nw	1.37
Dollarama	8882 170Th St.	1.49
Best Buy Canada	1340 - 8882 170 Street...	1.57
Winners	8882 170Th Street	1.59
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Shoppers Drug Mart	18224 89Th Ave Nw	0.96
Shoppers Drug Mart	9570 170 Street Nw	1.33
Safeway Canada	9710-170 Street Nw	1.34
T & T Supermarket Canada	#2580 - 8882 170Th St.	1.39
Real Canadian Superstore	17303 Stony Plain Rd Nw	1.39
Save-On-Foods Canada	360 Mayfield Common N.	2.25
Shoppers Drug Mart	1024 Webber Greens Dr.	2.25
Rexall Canada	9540 163Rd Street Nw.	2.27
Sobeys	1030 Webber Greens Dr.	2.31
Save-On-Foods Canada	1264 Webber Greens Dr.	3.21
Banks		
Bank Name	Address	Dist. (km)
BMO Financial	17504 - 100 AVE NW	0.78
Scotiabank Canada	9740 170th Street,	0.85
Canadian Imperial Bank of	10058 - 170th Street	1.08
TD Canada Trust	8882 170 St, Suite 1057	1.11
Royal Bank of Canada	16909 103A Ave Nw	1.34
Canadian Imperial Bank of	804 Webber Greens Drive	1.36
Royal Bank of Canada	1004 Webber Greens Dr I	1.39
TD Canada Trust	10715 170 St Nw	1.78
Royal Bank of Canada	15710 87 Ave Nw	2.06
Canadian Imperial Bank of	15630 - 87th Avenue	2.10

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	50,237	969,186
2019 Population Estimate	52,201	1,032,569
2022 Population Projection	55,958	1,113,601
% Pop. Change (2016-19)	3.9%	6.5%
% Pop. Change (2019-22)	7.2%	7.8%
Families in Private HHs	14,307	280,388
Couple census families	11,489	237,291
Without children	5,177	107,643
With children	6,312	129,648
Lone-parent families	2,818	43,097
Average Persons Per Family	2.9	3.0

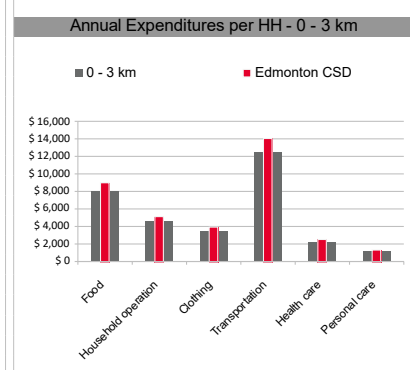
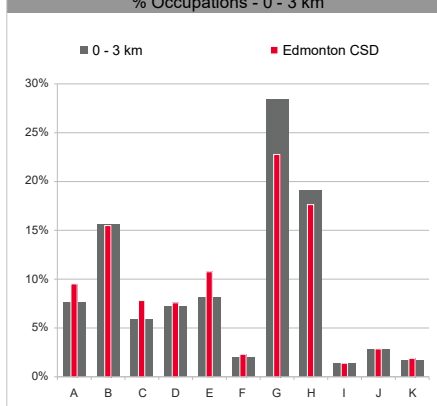
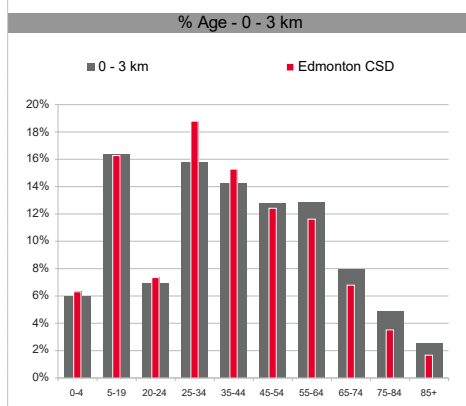
INCOME		
	0 - 3 km	Edmonton
Under \$20K	1,382	32,315
\$20 - \$40K	2,726	48,734
\$40 - \$60K	3,073	56,239
\$60 - \$80K	2,780	50,888
\$80 - \$100K	2,701	51,982
\$100 - \$125K	2,251	45,296
\$125 - \$150K	1,889	40,045
\$150 - \$200K	2,036	48,574
\$200K +	852	31,375
Average Household Income	\$ 99,908	\$ 118,136
Median Household Income	\$ 79,135	\$ 86,008



AGE		
	0 - 3 km	Edmonton
Population by Age	52,201	1,032,569
0 to 4 years	3,097	65,104
5 to 19 years	8,527	168,012
20 to 24 years	3,612	75,870
25 to 34 years	8,219	193,985
35 to 44 years	7,415	157,796
45 to 54 years	6,669	128,197
55 to 64 years	6,696	119,975
65 to 74 years	4,133	70,093
75 to 84 years	2,525	36,306
85 years and over	1,307	17,231
Median Age	38.4	35.8

LABOR FORCE & OCCUPATIONS		
	0 - 3 km	Edmonton
Labour Force by Occupation	29,599	597,245
A Management	2,256	56,840
B Business & Finance	4,629	92,510
C Natural Sciences	1,734	46,670
D Health	2,138	45,264
E Educ, Gov't, & Religion	2,406	64,272
F Art, Culture, Rec, & Sport	581	13,759
G Sales & Service	8,420	135,990
H Trades & Transportation	5,663	105,357
I Primary Industry	413	8,257
J Processing & Manufacturing	847	17,070
K Not Applicable	512	11,256

EXPENDITURES PER HOUSEHOLD		
	0 - 3 km	Edmonton
Expenditure Per Household	\$ 61,185	\$ 68,509
Food	\$ 8,064	\$ 8,992
Shelter	\$ 18,127	\$ 20,233
Household operation	\$ 4,580	\$ 5,125
Household equipment	\$ 2,097	\$ 2,359
Clothing	\$ 3,509	\$ 3,924
Transportation	\$ 12,464	\$ 14,038
Health care	\$ 2,268	\$ 2,517
Personal care	\$ 1,175	\$ 1,312
Recreation	\$ 3,801	\$ 4,299
Reading materials	\$ 158	\$ 176
Education	\$ 1,635	\$ 1,827
Tobacco and alcohol	\$ 1,247	\$ 1,404
Games of chance	\$ 151	\$ 166
Miscellaneous expenditure:	\$ 1,911	\$ 2,137



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