

| BIRKS BUILDING |

RETAIL FOR LEASE

10360 JASPER AVENUE | EDMONTON | AB



HIGH EXPOSURE CORNER RETAIL SPACE AVAILABLE

- 2,981 SF fixtured retail space available September 2024, in Edmonton's downtown pedestrian shopping district
- High profile location at the corner of Jasper Avenue and 104 Street
- Capitalize on a high daytime population of over 133,000 people within a 2km radius
- Ideal for medical professionals, general retail, personal services and more

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OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3C2

Omada
COMMERCIAL

PROPERTY FEATURES

Vacancy	2,981 SF
Available	September 1, 2024
Municipal	10360 Jasper Ave, Edmonton, AB
Legal	Plan NB, Block 3, Lots 157-158
Zoning	Heritage Area Zone (HA)
Basic Rent	Negotiable
Op Costs	\$16.90 PSF (2024)
Utilities	Separately metered



ATTRACTIVE EXISTING IMPROVEMENTS

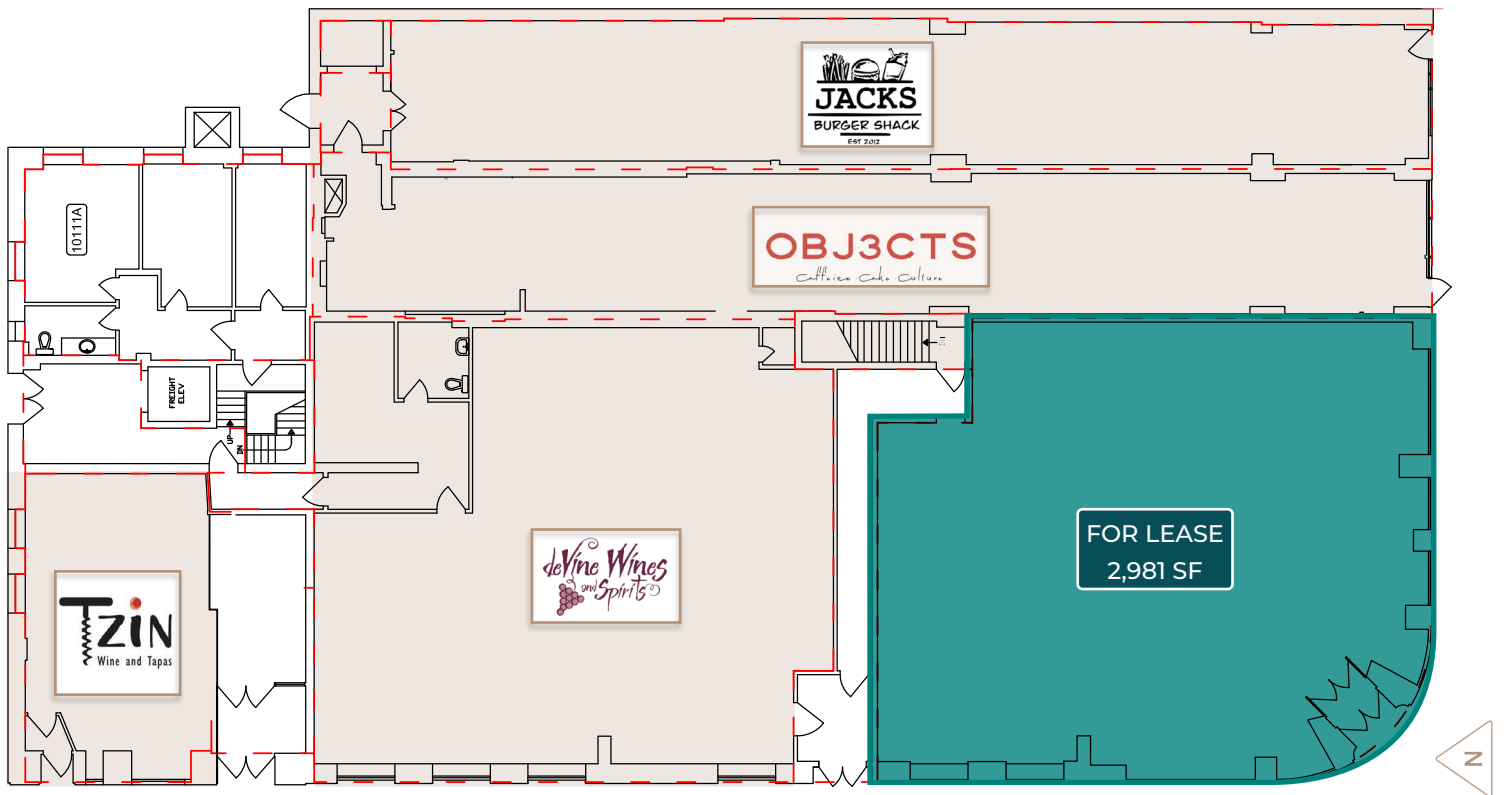


HERITAGE BUILDING



HIGH DAYTIME & EVENING POPULATION

FLOOR PLAN



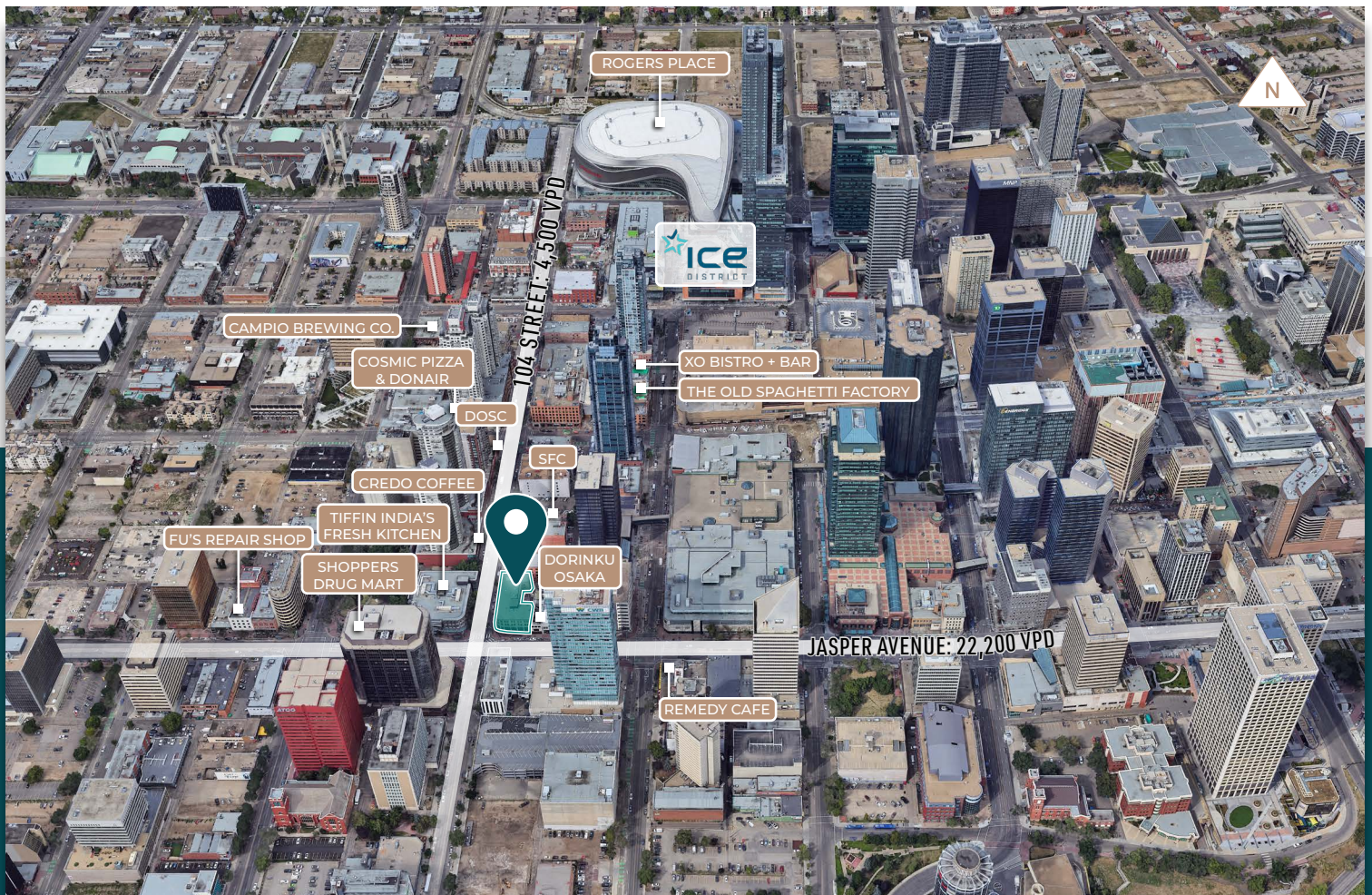
104 STREET

OPPORTUNITY TO LEASE 2,981 SF OF FIXTURED RETAIL SPACE

Sitting prominently at the entrance to Edmonton's 4th Street Promenade, the Birks Building serves as the gateway to the city's vibrant pedestrian shopping district with a dense inventory of character buildings nestled alongside high-density residential buildings. 104th Street is close to Rogers Place, ICE District, and MacEwan University. It serves as a cultural draw for downtown office workers on their way downtown, on their lunch break or after-work socialization.

The Birks Building boasts excellent accessibility by pedestrian, vehicular or public transit means.

Formerly the long-term home for a well-known optometry practice, this flagship space is now available with a professional build-out suitable for a variety of users.





FLAGSHIP LOCATION

10360 JASPER AVENUE | EDMONTON | AB

[POPULATION]

- 58,405 residents
- 133,844 daytime population
- 8.9% growth (2018-2023)
- 21.1% projected growth (2023-2028)**

[INCOME]

- Average household income of \$84,362
- 25.9% of households earn \$60,000 to \$100,000
- 27.6% of households earn more than \$100,000**

[AGE]

- 0-19 yrs = 9.6%
- 20-39 yrs = 46.8%**
- 40-59 yrs = 22.7%
- 60+ yrs = 20.9%

[TRAFFIC]

- 22,200 VPD on Jasper Avenue**
- 4,500 VPD on 104 Street



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