

**DOWNTOWN'S BEST
HIGH STREET**

FIRST RETAIL PODIUM FULLY LEASED

FOR LEASE

FOX TOWERS RETAIL OPPORTUNITIES

NWC 104 Street & 102 Avenue,
Edmonton, AB

1,300 up to 9,897 SF

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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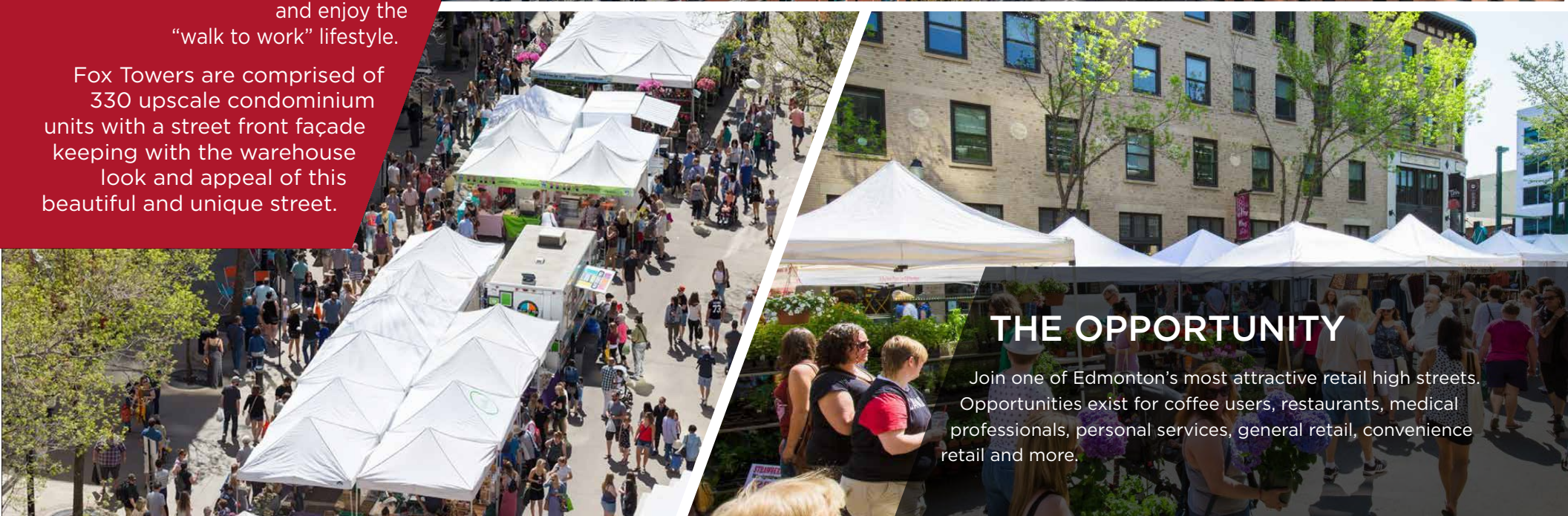
Associate
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THE NEIGHBORHOOD

Welcome to downtown urban lifestyle at it's finest!

Located in Edmonton's trendy and historical Warehouse District, 104th Street is truly a special blend of upscale retail, residential and boutique office space. Fox Towers are located at the mouth of Ice District and Rogers Place, which host hundreds of event nights a year ranging from world class concerts to our local sports heroes (Go Oilers! Go Oil Kings!). At a street level, 104th hosts a mixture of retail ranging from fashion to specialty food products, casual restaurants, fine dining, pubs, bars and other associated "high street" activity. During the summer, the street is a popular patio destination and a perpetual venue for outdoor events, ranging from Saturday farmers markets, to classic car rallies to food truck festivals. The local demographic is largely comprised of young urban professionals, many of whom are employed in the downtown core and enjoy the "walk to work" lifestyle.

Fox Towers are comprised of 330 upscale condominium units with a street front façade keeping with the warehouse look and appeal of this beautiful and unique street.



THE OPPORTUNITY

Join one of Edmonton's most attractive retail high streets. Opportunities exist for coffee users, restaurants, medical professionals, personal services, general retail, convenience retail and more.

PROPERTY HIGHLIGHTS

- 1,300 to 9,897 square feet available immediately including an extremely high profile corner
- Steps away from Edmonton's Ice District, a 25-acre development combining Roger's Place (Go Oilers), condos, a public plaza, sports, entertainment and chic hotels
- 104th street is a dense residential node which hosts an elegant mixture of restaurants, bars, cafe's, retail stores, outdoor markets, and summer event programing
- Current Fox co-tenants include KB& Co, Bündok Wine and Tapas, Cosmos Pizza, Rise Republic Fitness and No Sugar - No Problem

PROPERTY DETAILS

MUNICIPAL ADDRESS

10410 102 Avenue, Edmonton, AB

LEGAL DESCRIPTION

Block 1, Plan 1721739

ZONING

Heritage Area (HA)

NEIGHBOURHOOD

Warehouse District

AVAILABLE

1,300 SF - 9,897 SF

ADDITIONAL RENT

Fox Tower I: \$15.25
(2023)

Fox Tower II: \$13.25
(2023)

22,300 (VPD)

JASPER AVENUE

SITE

ROGERS PLACE

104 AVENUE

ICE DISTRICT

104 STREET

METRO LINE

CAPITAL LINE

DEMOGRAPHICS



POPULATION

1km	3km	5km
20,883	106,921	219,045



HOUSEHOLDS

1km	3km	5km
11,933	57,360	106,441

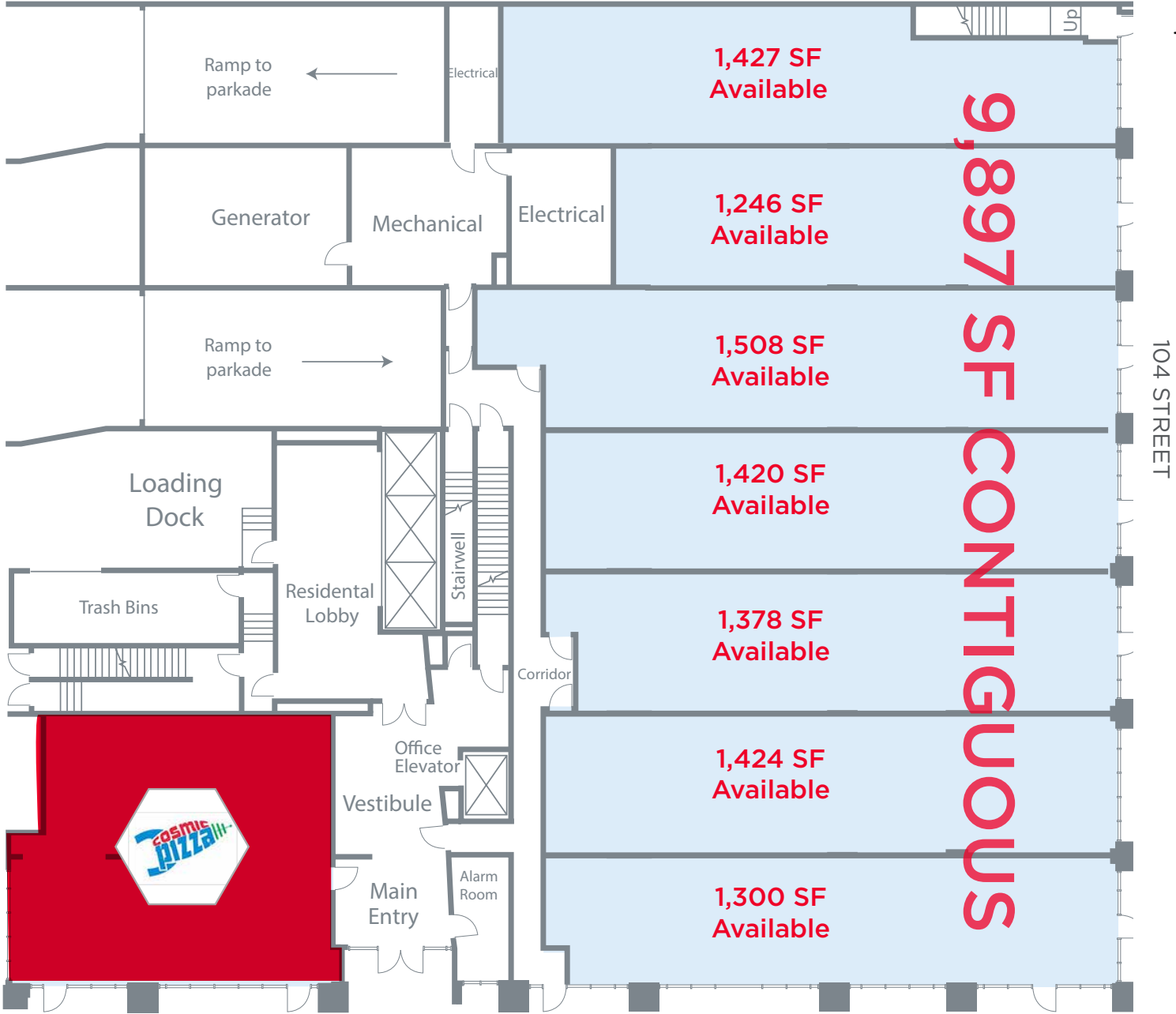


AVERAGE INCOME

1km	3km	5km
\$75,217	\$80,821	\$89,939

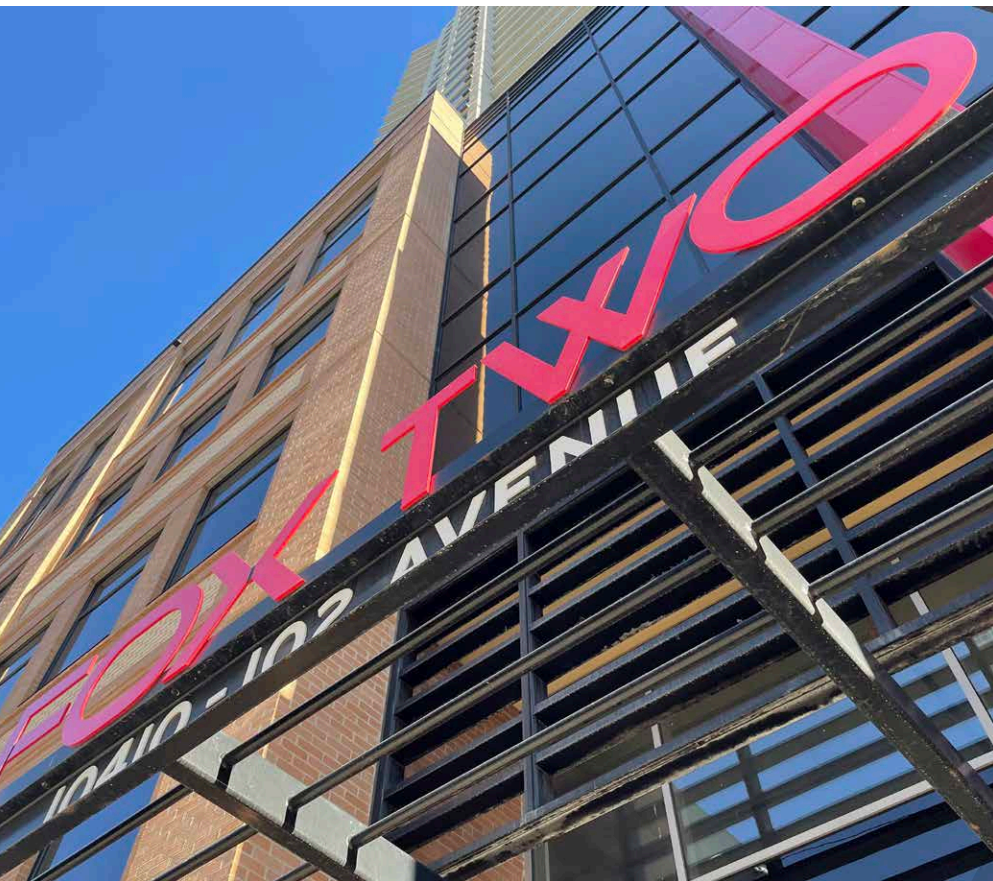
FLOOR PLAN FOX TWO

MAIN FLOOR
RETAIL SPACE



102 AVENUE

FOX TWO PHOTOS

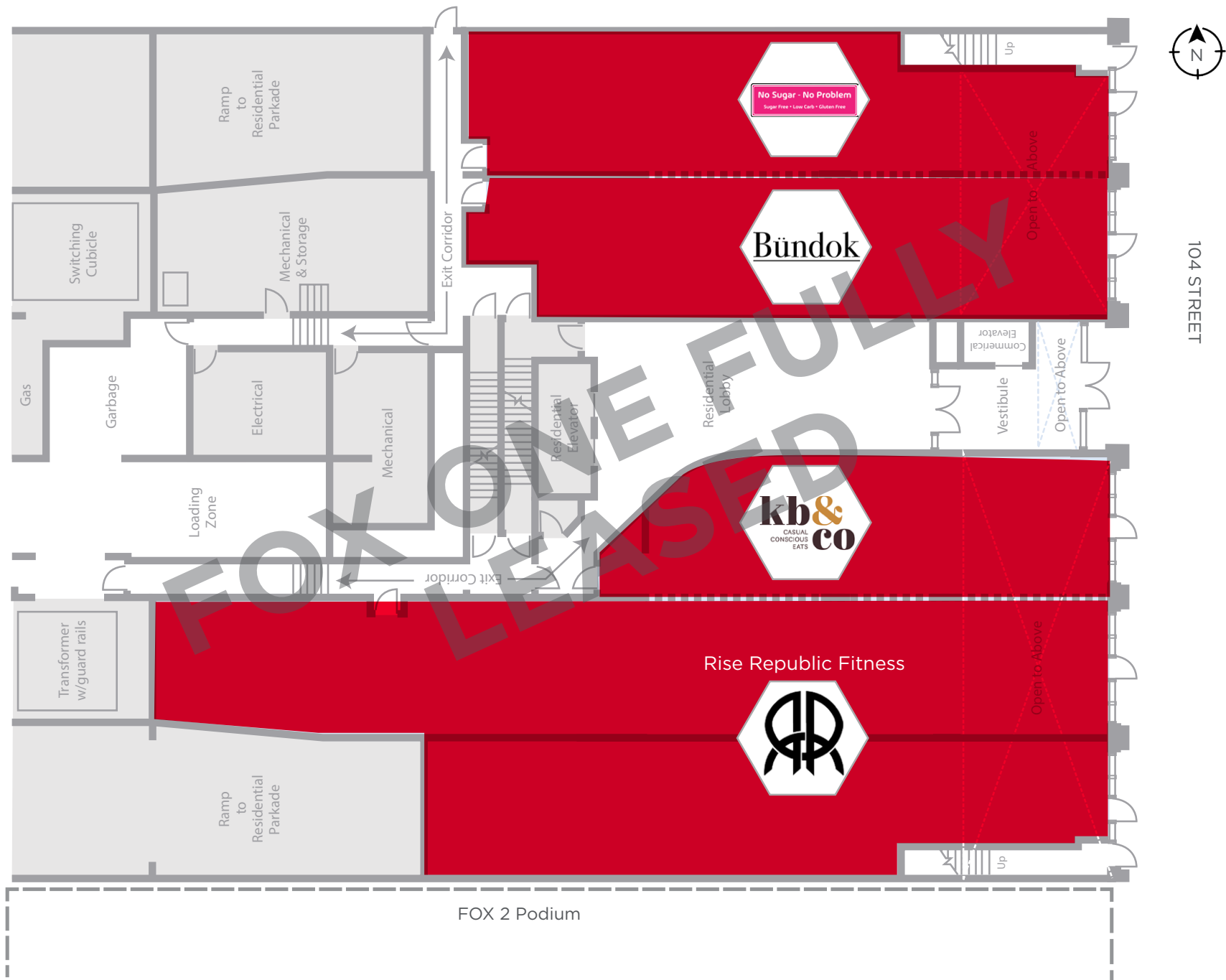


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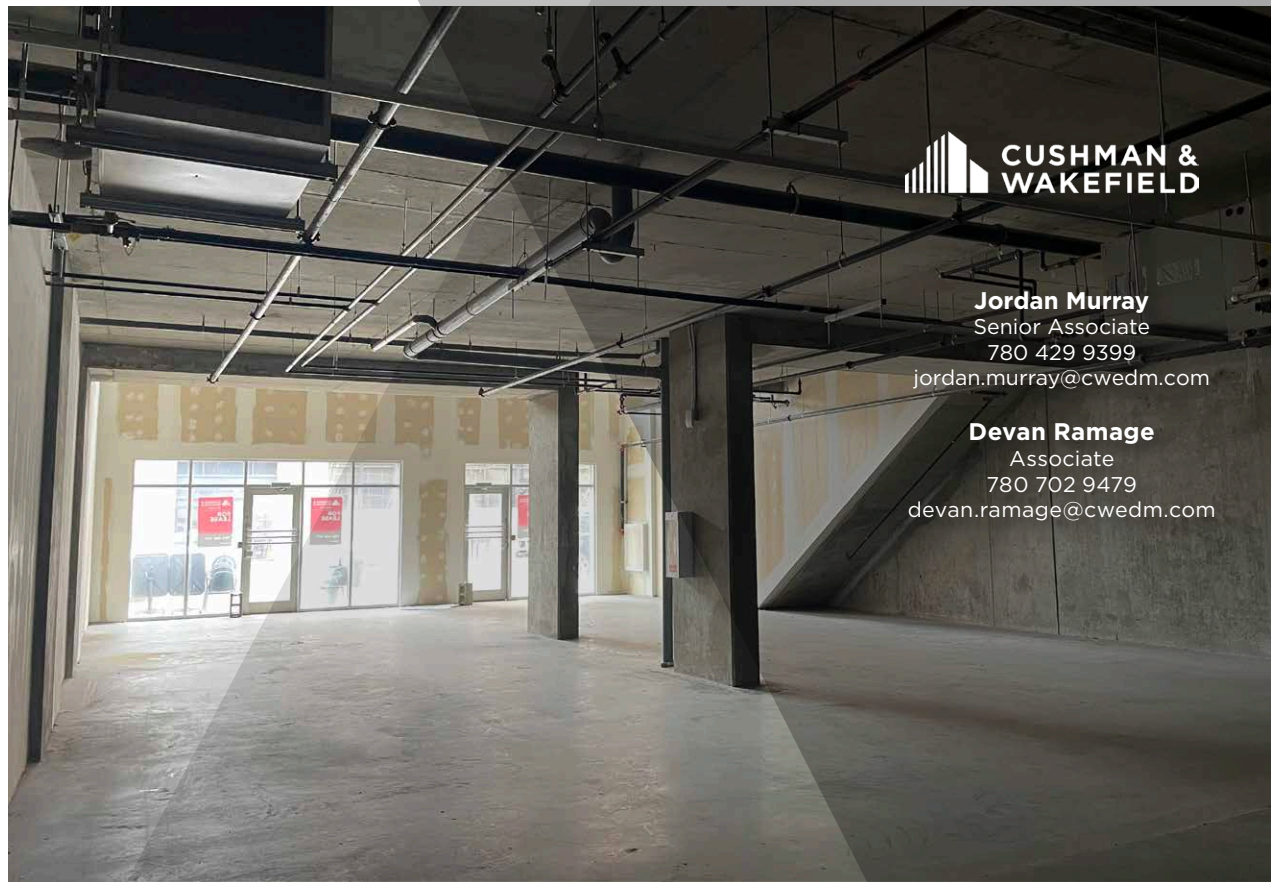
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FLOOR PLAN FOX ONE

MAIN FLOOR
RETAIL SPACE



FOX ONE FULLY LEASED!



 **CUSHMAN & WAKEFIELD**

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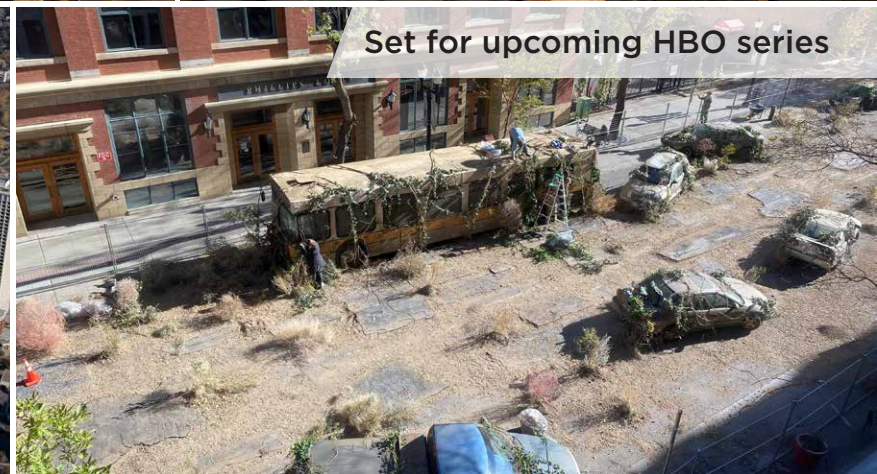
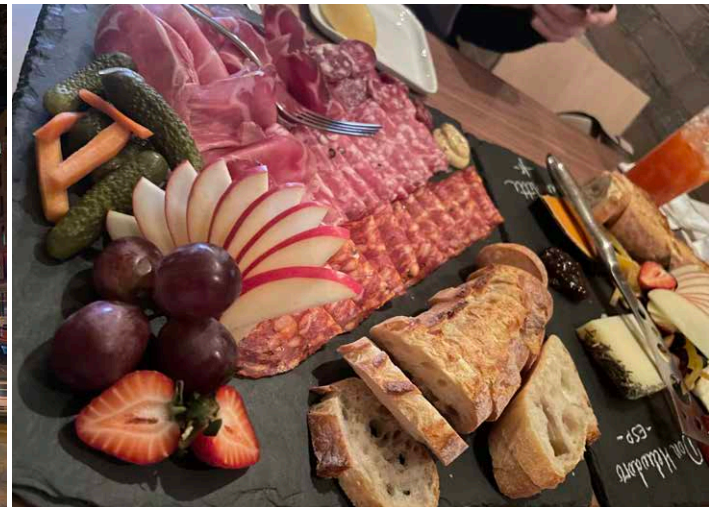
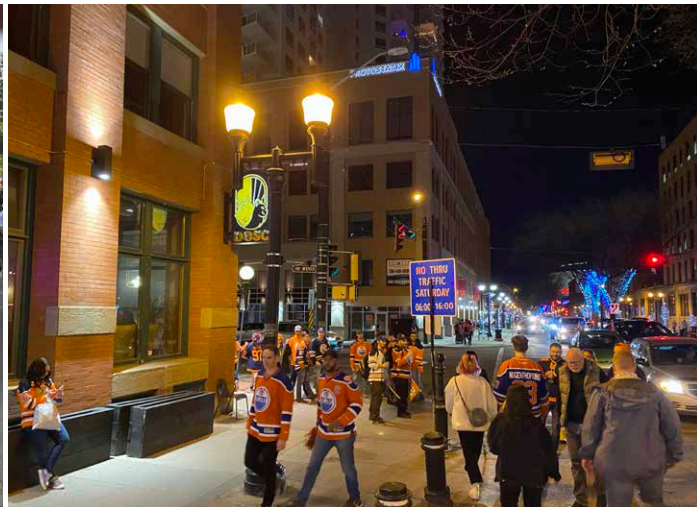
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AREA PHOTOS



Set for upcoming HBO series