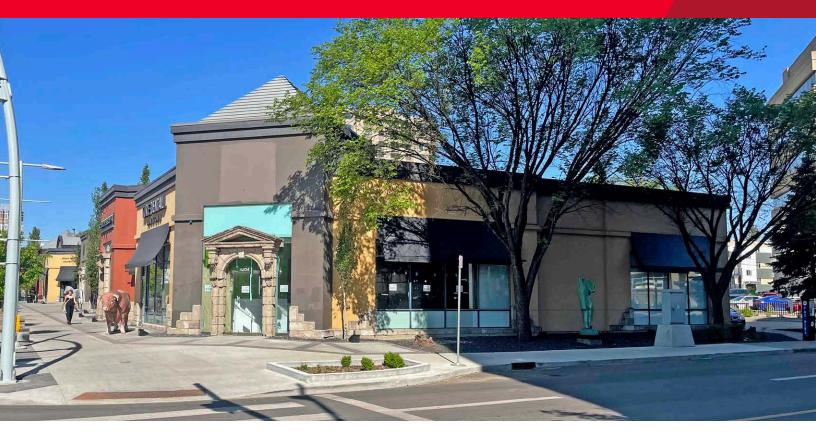


FOR SUBLEASE

# 7-Eleven Sublease

11204 Jasper Avenue NW, Edmonton, AB



## 2,900 SF Available Immediately!

# **Property Highlights**

- Major Area Tenants: Cactus Club, Structube and Sicilian Pasta Kitchen
- Population 55,630 (1km)
- Population Growth: 20.2% (2018-2023) (1km)
- Median Household Income \$75,543 (1km)
- Median Age (1km): 35 years old
- Average Daily Traffic Counts: 31,500 VPD



#### **Brett Killips**

Partner 780 702 2948 brett.killips@cwedm.com CUSHMAN & WAKEFIELD Edmonton Suite 2700, TD Tower 10088 - 102 Avenue Edmonton, AB T5J 2Z1 www.cwedm.com



### FOR SUBLEASE

# 7-Eleven Sublease

11204 Jasper Avenue NW, Edmonton, AB

## **Property Details**

Municipal Address: 11204 Jasper Avenue NW,

Legal Description: Lot 167, Block 12, Plan 9522442

Zoning: Direct Development Control (DC1)

Neighbourhood: Oliver

**Building Size:** 2,900 SF **Built:** 1995

Lot Area: 18,000 SF

Availability: **Immediately** 

Lease Rate: \$34.00 Per SF Net

March 31, 2025 Lease Expiry Date:

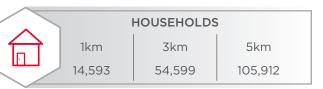
## **Demographics**



**POPULATION** 

3km 5km

101.254 101.254





### **AVERAGE INCOME**

1km \$75,543

3km \$85,191

5km \$90,975



#### **VEHICLES PER DAY**

31,500 on Jasper Ave in front of property in 2022

### **Property Photo**



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