

CO-OP GROCERY STORE NOW OPEN

1,315 SF REMAINING!

FOR LEASE

THE ORCHARDS CENTRE

66 STREET & 25 AVENUE SW,
EDMONTON, AB

JOIN THESE TENANTS



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PROPERTY HIGHLIGHTS

Grocery Anchored Site

Retail opportunities for a wide variety of tenants

1,315 SF Available

PROPERTY DETAILS

MUNICIPAL ADDRESS

6605 25 Avenue SW, Edmonton, AB

ZONING

CSC - Shopping Centre

NEIGHBOURHOOD


The Orchards at Ellerslie


Additional Rent

\$20.50 per SF
(estimated 2024)



DEMOGRAPHICS

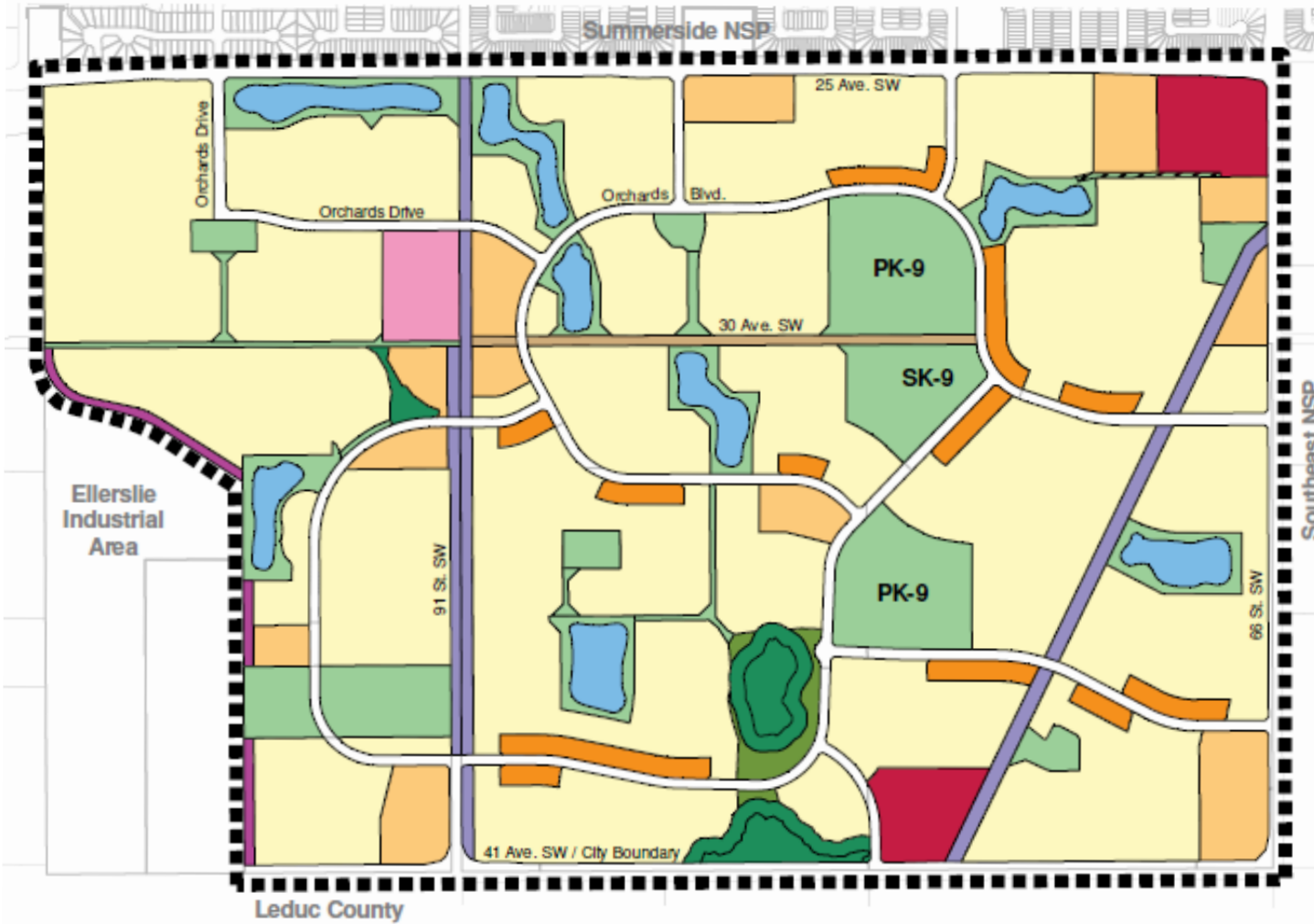
POPULATION	POPULATION		
	1km	3km	5km
	12,180	63,940	107,137

AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$145,990	\$147,114	\$138,961

* Population has increased by 13,332 people (38%) in the last 5 years

NEIGHBORHOOD STRUCTURE PLAN

JULY 7, 2020



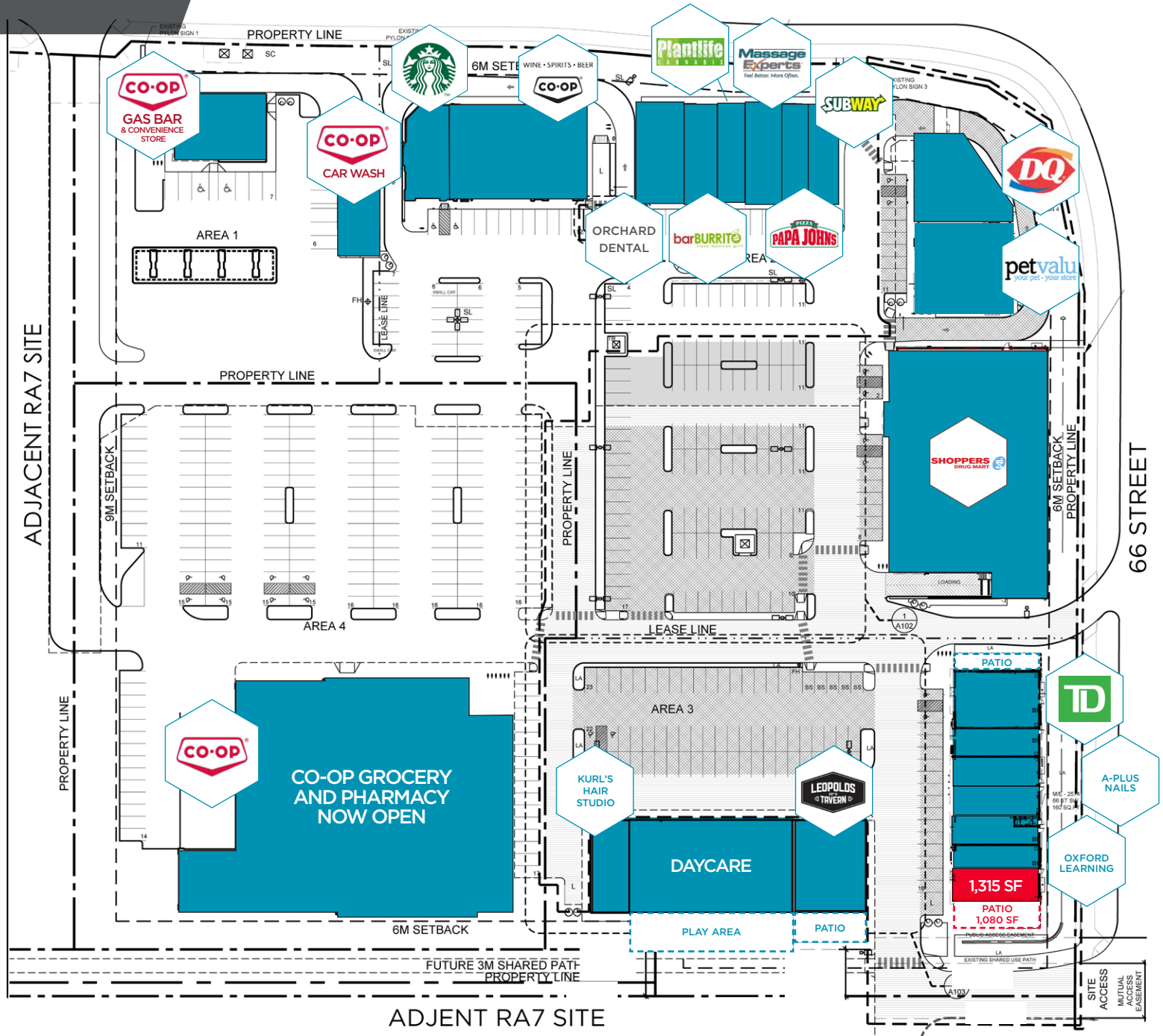
LEGEND

- Low Density Residential
- Street Oriented Residential
- Medium Density Residential
- Commercial
- Residents Association
- School/Park/Greenway
- Greenway (PUL)
- Natural Area (ER)
- Natural Area (MR)
- Open Space (30 Ave.)
- Transition Area
- Stormwater Manager Facility
- Utility/powerline/Pipeline Corridor
- NSP Boundary
- Amendment Area

**BYLAW 19360
AMENDMENT TO
THE ORCHARDS AT ELLERSLIE
Neighbourhood Structure Plan
(as amended)**



SITE PLAN



SITE AERIAL



ELLERSLIE ROAD

FATHER MICHAEL
MIREAU ELEMENTARY
SCHOOL

CORPUS CHRISTI
CATHOLIC ELEMENTARY
SCHOOL

MICHAEL STREMBISTKY
SCHOOL

25 AVENUE

SITE

JAN REIMER
SCHOOL

SHAUNA MAY
SENECA SCHOOL

66 STREET

41 AVENUE

QUEEN ELIZABETH II HIGHWAY

91 STREET

PROPERTY PHOTOS



OPENING SEPTEMBER 2024



1,315 SF AVAILABLE WITH 1,080 SF PATIO



PROPERTY PHOTOS





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