

**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**



Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**Gary Killips**  
Partner  
780 917 8332  
gary.killips@cwedm.com

**John Shamey**  
Partner  
780 702 8079  
john.shamey@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com



# 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

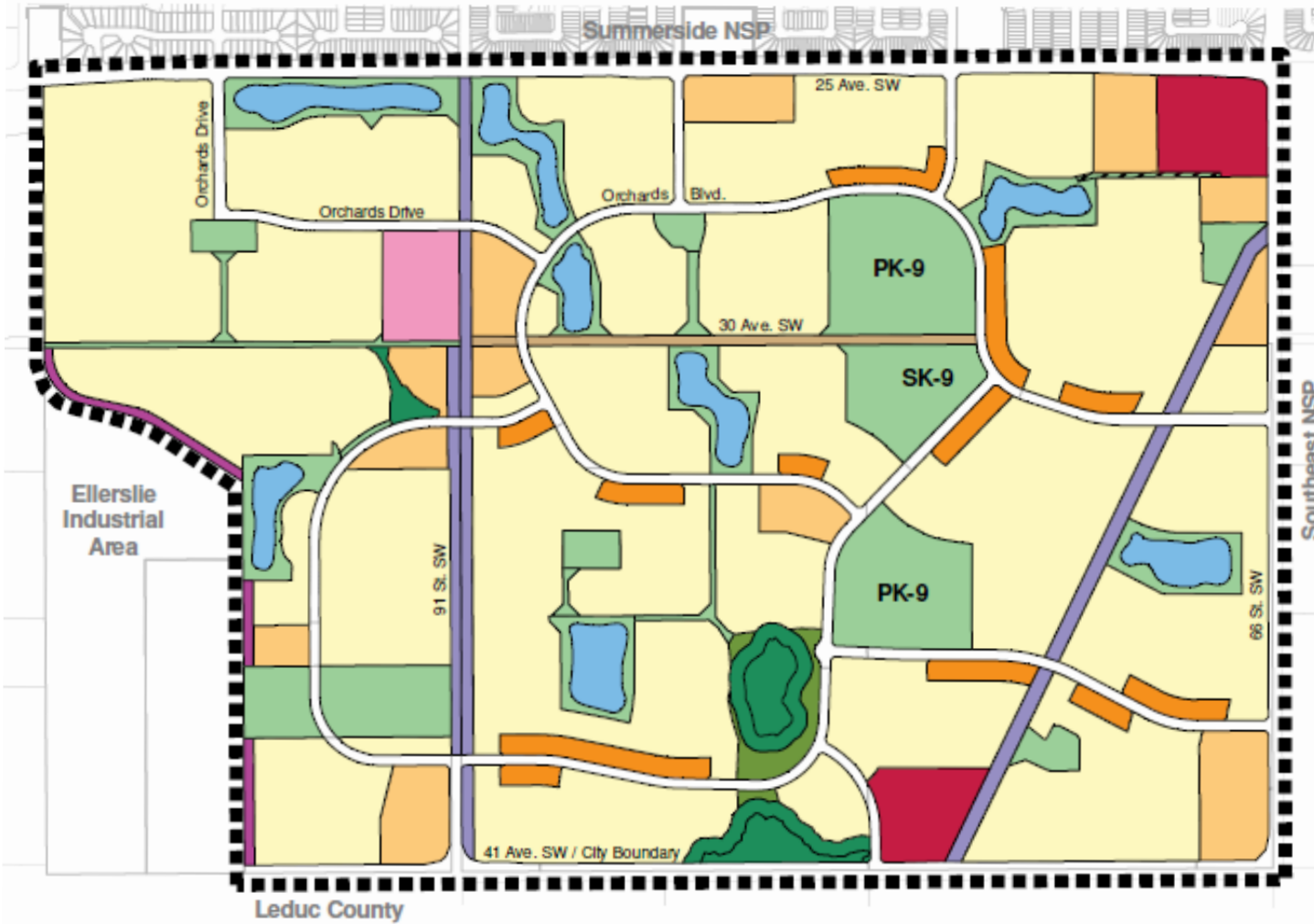
AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$145,990	\$147,114	\$138,961

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



# NEIGHBORHOOD STRUCTURE PLAN

JULY 7, 2020



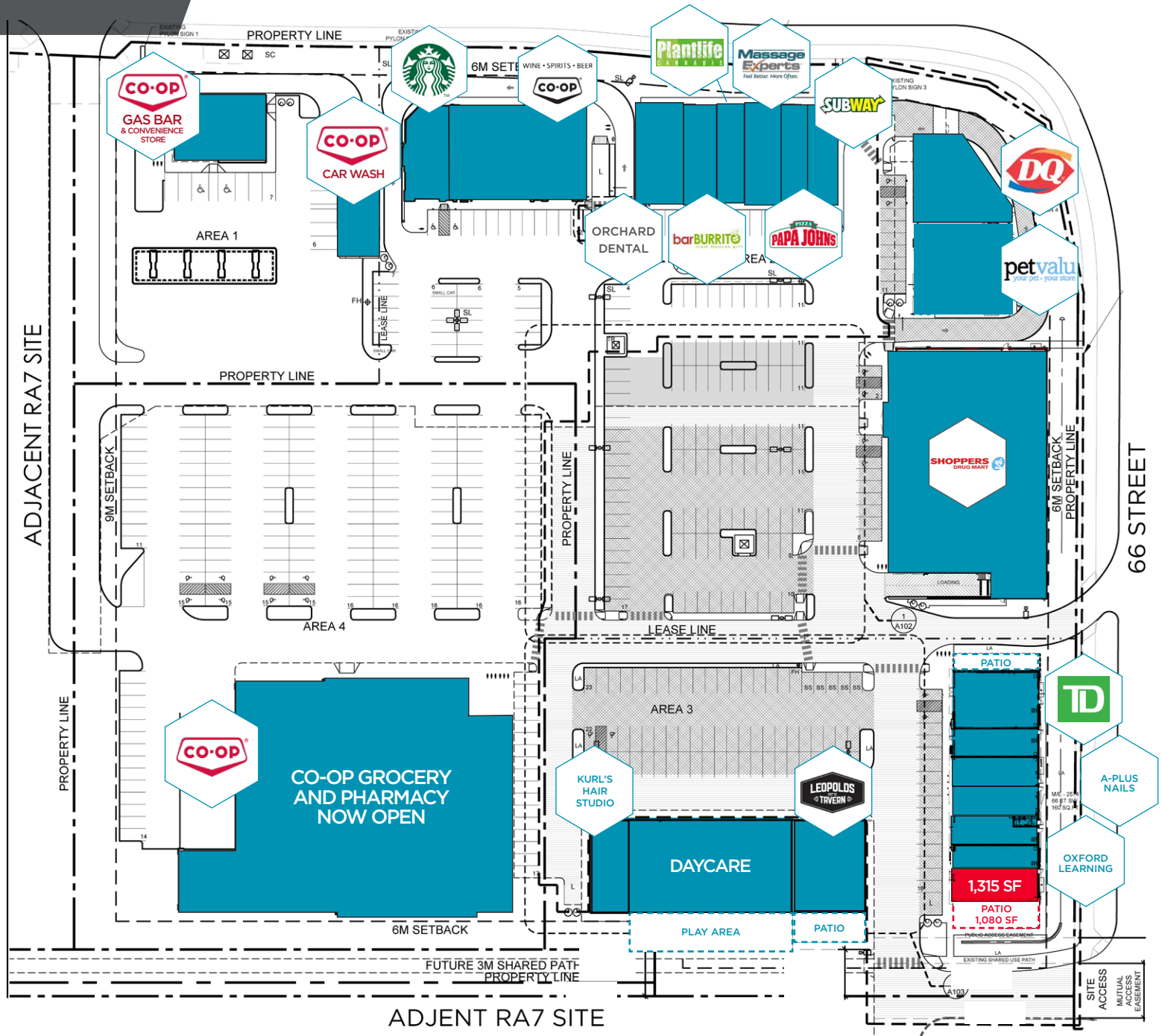
## LEGEND

- 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







**CUSHMAN & WAKEFIELD**  
Edmonton

**Gary Killips**  
Partner  
780 917 8332  
gary.killips@cwedm.com

**John Shamey**  
Partner  
780 702 8079  
john.shamey@cwedm.com

**Cody Miner, B.COMM.**  
Sales Assistant  
780 702 2982  
cody.miner@cwedm.com