

ONE BAY REMAINING!

FOR LEASE

THE ORCHARDS CENTRE

**66 STREET & 25 AVENUE SW,
EDMONTON, AB**



Cushman & Wakefield Edmonton
Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
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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 2023)



DEMOGRAPHICS

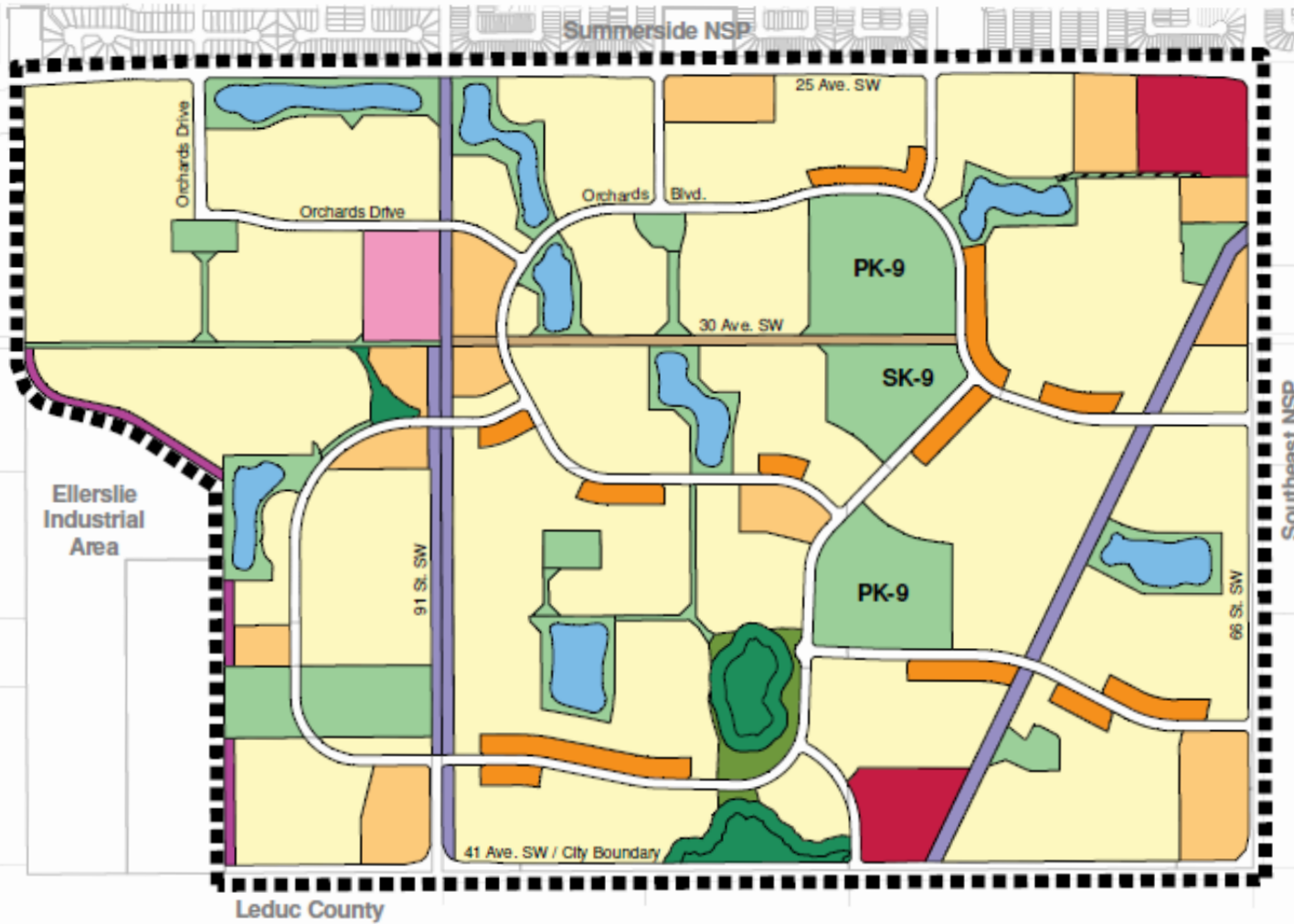
| POPULATION | POPULATION | | |
|------------|------------|--------|---------|
| | 1km | 3km | 5km |
| | 12,180 | 63,940 | 107,137 |

| 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

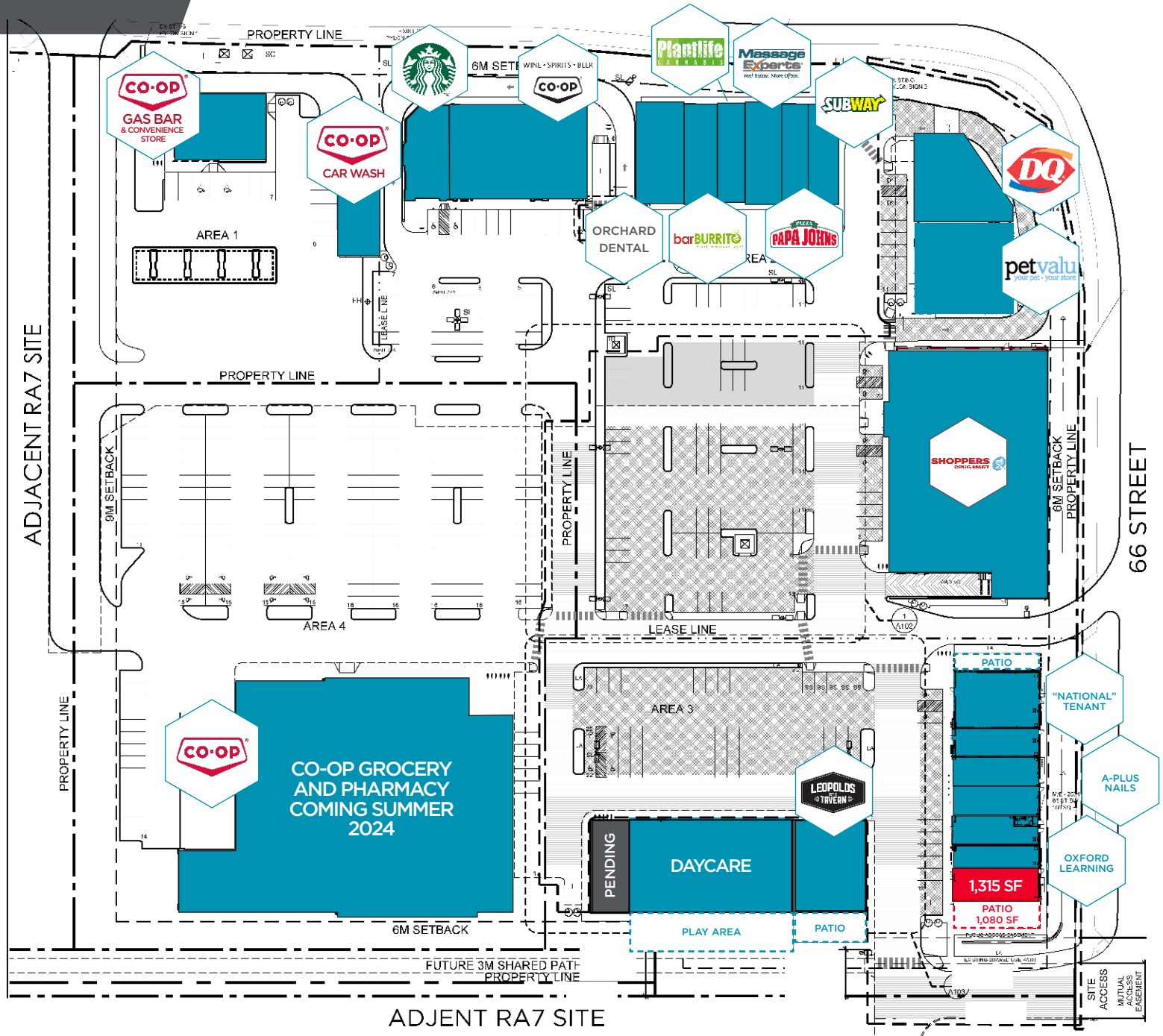
- Low Density Residential
- Street Oriented Residential
- Medium Density Residential
- Commercial
- Residents Association
- School/Park/Greenway
- Greenway (PUL)

- 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

JAN REIMER
SCHOOL

SHAUNA MAY
SENECA SCHOOL

SITE

QUEEN ELIZABETH II HIGHWAY

91 STREET

66 STREET

41 AVENUE

PROPERTY PHOTOS



RETAIL BAYS UNDER CONSTRUCTION

PROPERTY PHOTOS





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