

**HIGH TRAFFIC**

**AVAILABLE IMMEDIATELY**

**EDMONTON SOUTH ANIMAL HOSPITAL**

**Benjamin Moore**

Kans of Any Colour Ltd.

3821-99 ST

**ANIMAL MEAT & GROCERIES**  
www.animalmeat.ca 781-463-3373

**SUBWAY**

**FOR LEASE**

# MERCHANTS ROW

3803, 3747, 3743, 3731, 3727, 3651 99 Street,  
Edmonton, AB

**VARIOUS BAYS AVAILABLE WITH EXCELLENT EXPOSURE**

## PROPERTY HIGHLIGHTS

- Merchant's Row is located between 36 and 38 Avenue at 99 Street in Edmonton, Alberta
- The site can accommodate a variety of uses
- Excellent storefront exposure facing 99 Street
- Ample parking for tenants, employees and their patrons on site
- Multiple pylon signs available
- Good ingress and egress to shopping centre
- Traffic Count: 19,300 Vehicles per day on 99 street
- Close proximity to the Anthony Henday Drive, QE II Highway and minutes away from Whitemud Drive and Calgary Trail

**CUSHMAN & WAKEFIELD**  
Edmonton  
Suite 2700, TD Tower  
10088 - 102 Avenue  
Edmonton, AB T5J 2Z1  
[www.cwedm.com](http://www.cwedm.com)

**John Shamey**  
Associate Partner  
780 702 8079  
[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Stefanie Orsini**  
Senior Associate  
780 701 3290  
[stefanie.orsini@cwedm.com](mailto:stefanie.orsini@cwedm.com)



## PROPERTY DETAILS

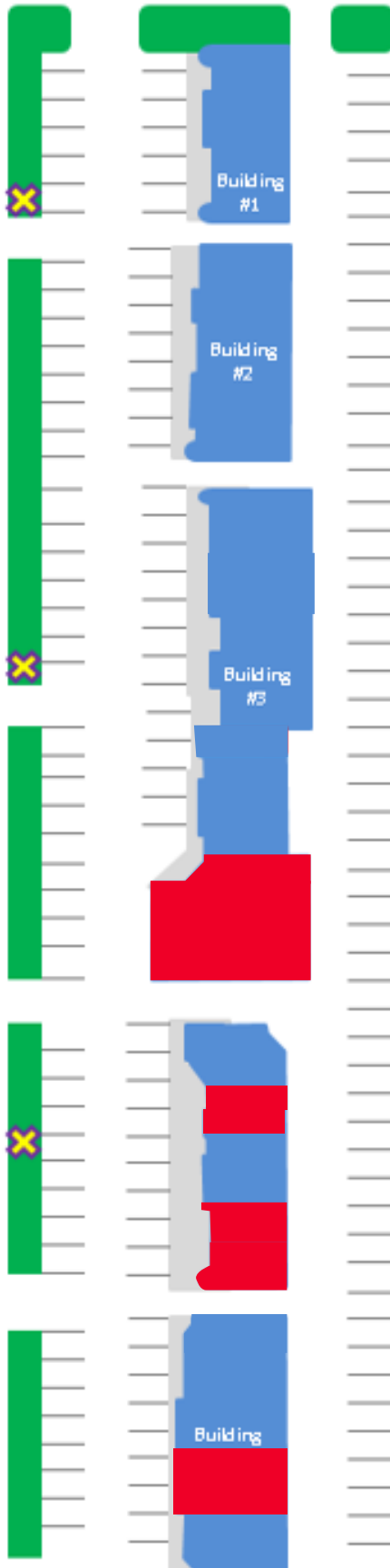
<b>Available Sizes:</b>	Unit 3803 - ±4,661 SF Unit 3727 - ±2,811 SF Unit 3731 - ±4,118 SF Unit 3743 - ±2,061 SF Unit 3747 - ±1,966 SF Unit 3651 - ±3,411 SF
<b>Base Rent:</b>	Market
<b>Additional Rent:</b> (est. for 2022)	\$8.90 per SF Plus administration fee
<b>Zoning:</b>	IB - Industrial Business DC2 - Direct Control Site Specific
<b>Legal Description:</b>	Lot 7, Block 4, Plan 9120758 Lot 6, Block 4, Plan 9120758
<b>Signage:</b>	Approximately 311 Surface Parking Stalls



# PHOTOS OF PROPERTY



# SITE PLAN



## Building #1

1. Golf Traders
2. Enterprise Car Rental

## Building #2

1. Taste of Szechuan
2. Our Fun Toys
3. Hung Phat - Noodle House
3. Hav-A-Cigar
5. Keg n Cork Liquor Co
6. Massage Therapy Clinic

## Building #3

1. Once Upon A Child
2. Gill & Bird Accounting
3. Aquabatics
4. Animal hospital
5. Benjamin Moore Paint
6. Alif Halal Grocery Store
7. Subway
8. The Fountainhead Tattoo
9. Leased
10. Jobsite Workwear
11. Unit #3803 - ±4,661 SF

## Building #4

1. Moksha Yoga
2. Unit #3747 - 1,966 SF
3. Unit #3743 - 2,061 SF
4. Izakaya Tomo Japanese Tapas Bar
5. Han Jan (Restaurant)
6. Unit #3731 - ±4,118 SF
7. Unit #3727 - ±2,811 SF

## Building #5

1. True Movement
2. Homes & Gardens Real Estate
3. Jay's Travel
4. Unit #3651 - ±3,411 SF
5. Personal Touch Interiors
6. Auto Part's Authority

# DEMOGRAPHICS

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Walmart Canada	3931 Calgary Trail Nw	0.75
Winners	3355 Calgary Trail N.W.	0.87
Staples Canada	4122 Calgary Trail	1.11
Lowe'S Canada	10450 42Nd Avenue Nw	1.26
Costco Wholesale Corp.	2616 91 St Nw	2.05
Rona Canada	9115-51St Avenue	2.10
Canadian Tire	2110 - 101St Street Nw	2.16
Dollarama	5015 111 St. Nw	2.36
The Home Depot	2020 101 St Nw	2.40
Dollarama	1961 98Th St. N W	2.47
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
T & T Supermarket Canada	3451 Calgary Trail Nw	0.65
Save-On-Foods Canada	3361 Calgary Trail	0.86
Rexall Canada	4484-97 Street	1.28
Real Canadian Superstore	4821 Calgary Trail Nw	1.72
Real Canadian Superstore	9711 23Rd Ave Nw	2.16
Safeway Canada	100,38 Avenue & Millwo..	2.24
Shoppers Drug Mart	188 38 Ave & Millwoods..	2.28
Rexall Canada	5015 - 111Th Street	2.44
Safeway Canada	2304-109 Street Nw	2.47
Safeway Canada	100A 5015 - 111 Street...	2.53
Banks		
Bank Name	Address	Dist. (km)
TD Canada Trust	3803 Calgary Trail Nw, U	0.40
Canadian Imperial Bank of	14230 Gateway Boulevard	0.62
TD Canada Trust	133 Millbourne Mall	1.43
Royal Bank of Canada	9042 51St Ave	1.44
Royal Bank of Canada	5015 111Th St	1.50
BMO Financial	10803 23RD AVE	1.54
Scotiabank Canada	10835 51st Avenue,	1.56
TD Canada Trust	5015 111 St Nw, Unit 80C	1.63
Royal Bank of Canada	11010 23Rd Ave Nw	1.66
TD Canada Trust	2325 111 Street Nw	1.67

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	53,418	969,186
2019 Population Estimate	56,131	1,032,569
2022 Population Projection	60,383	1,113,601
% Pop. Change (2016-19)	5.1%	6.5%
% Pop. Change (2019-22)	7.6%	7.8%
Families in Private HHS	15,339	280,388
Couple census families	12,717	237,291
Without children	6,043	107,643
With children	6,674	129,648
Lone-parent families	2,622	43,097
Average Persons Per Family	2.9	3.0

% Population - 0 - 3 km		
Age Group	0 - 3 km	Edmonton CSD
55+	~25%	~25%
25-54	~45%	~45%
0-24	~30%	~30%

% Household Size - 0 - 3 km		
Household Size	0 - 3 km	Edmonton CSD
1 p.	~10%	~25%
2 p.	~35%	~35%
3 p.	~15%	~15%
4 p.	~10%	~10%
5+ p.	~10%	~10%

INCOME		
	0 - 3 km	Edmonton
Under \$20K	1,718	32,315
\$20 - \$40K	3,033	48,734
\$40 - \$60K	3,618	56,239
\$60 - \$80K	3,147	50,888
\$80 - \$100K	2,860	51,982
\$100 - \$125K	2,426	45,296
\$125 - \$150K	1,966	40,045
\$150 - \$200K	2,039	48,574
\$200K +	1,082	31,375
Average Household Income	\$ 100,467	\$ 118,136
Median Household Income	\$ 76,126	\$ 86,008

% Households by Income - 0 - 3 km		
Income Group	0 - 3 km	Edmonton CSD
Under \$20K	~8%	~8%
\$20 - \$40K	~14%	~14%
\$40 - \$60K	~16%	~16%
\$60 - \$80K	~14%	~14%
\$80 - \$100K	~11%	~11%
\$100 - \$125K	~11%	~11%
\$125 - \$150K	~9%	~9%
\$150 - \$200K	~11%	~11%
\$200K +	~5%	~5%





**CUSHMAN &  
WAKEFIELD**

Edmonton

**John Shamey**  
Associate Partner

780 702 8079

[john.shamey@cwedm.com](mailto:john.shamey@cwedm.com)

**Stefanie Orsini**  
Senior Associate

780 701 3290

[stefanie.orsini@cwedm.com](mailto:stefanie.orsini@cwedm.com)