



## 1,061 SF Opportunity

### Property Highlights

- Excellent opportunity to join one of Edmonton's most successful shopping centres
- Operating Costs: \$20.00 per SF (est.)
- Join A&W, Starbucks, Osmows, The Edmonton Public Library, Dominos, Cobs, Dental, and Mr. Barber
- Shadow anchored by Safeway, Orange Theory Fitness, Liquor Depot, McDonalds and many more.
- Zoned DC-2 (466)



### Jordan Murray

Senior Associate

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### CUSHMAN & WAKEFIELD

Edmonton

Suite 2700, TD Tower

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## Property Details

<b>Municipal Address:</b>	424 Riverbend Square NW
<b>Legal Description:</b>	Lot 39, Block 101, Plan 9824766
<b>Zoning:</b>	DC-2 (466)
<b>Neighbourhood:</b>	Falconer Heights
<b>Built:</b>	1999
<b>Parking Area:</b>	Ample Pooled Parking
<b>Lot Area:</b>	8,586 Square Metres

## Fixtured Small Bay Opportunity



Located in one of Edmonton's highest income neighborhoods



Excellent access to Terwilliger Drive



Mature and stable demographics



Ideal tenants: medical/professional, quick service restaurants, professional services, and boutique fashion/retail

## Aerial



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**Property Photos**

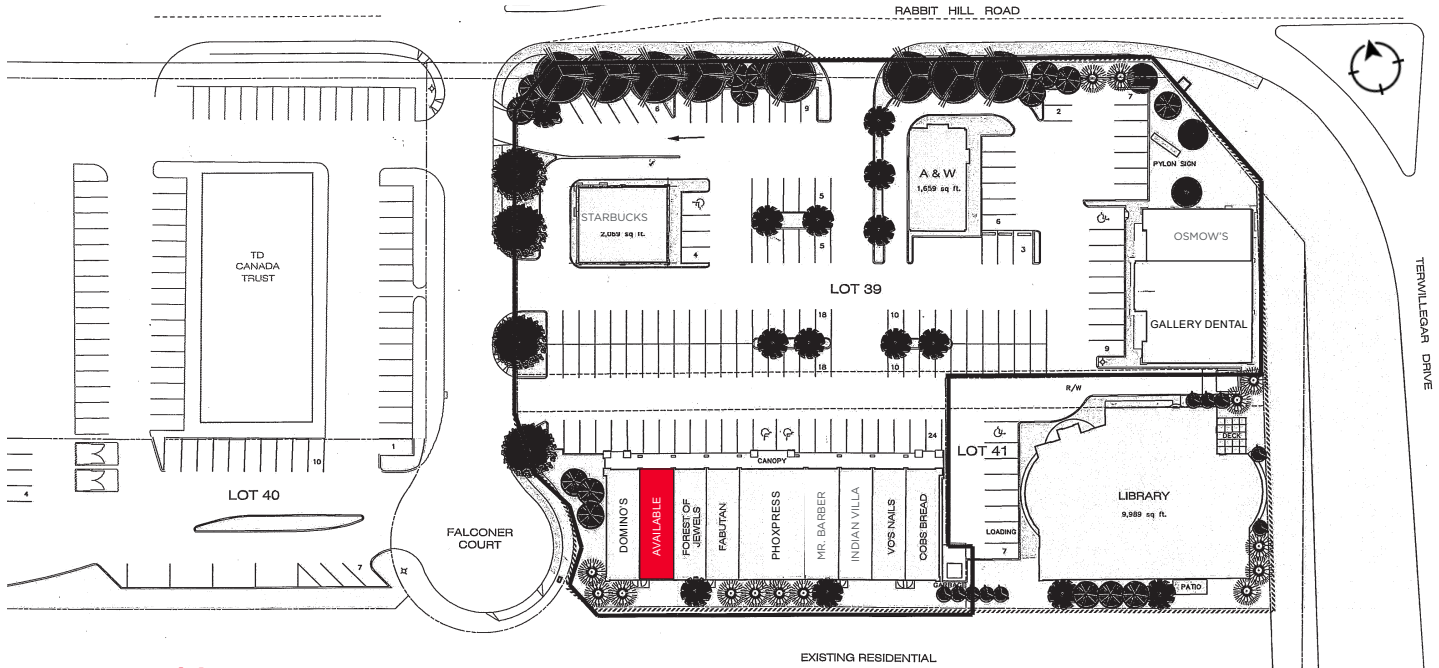


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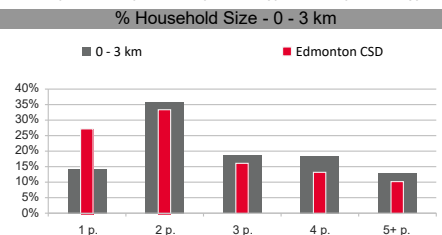
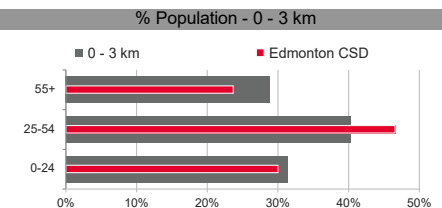
## Site Plan



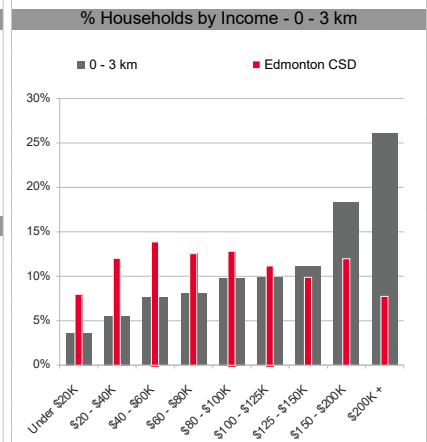
## Demographics

BUSINESSES		
Major Retailers		
Retailer Name	Address	Dist. (km)
Dollarama	2422 Rabbit Hill Rd Nw	1.80
The Home Depot	6218 Currents Drive Nw	3.63
Canadian Tire	6014 Currents Drive Nw	3.70
Winners	6260 Currents Drive	3.85
Staples Canada	6276 Currents Drive Nw	3.89
Dollarama	6280 Currents Dr Nw	3.93
Dollarama	6655 178Th St Nw	4.67
Grocery & Drug Stores		
G & D Name	Address	Dist. (km)
Safeway Canada	576 Riverbend Square Nw	0.34
Shoppers Drug Mart	584 Riverbend Square Nw	0.38
Save-On-Foods Canada	14161-23 Avenue N.W.	2.15
Shoppers Drug Mart	14135 23 Avenue Nw	2.19
Shoppers Drug Mart	5970 Mullen Way Nw	3.78
NoFrills	11405 40Th Ave Nw	3.80
Safeway Canada	5110 Windermere Blvd	3.88
Real Canadian Superstore	1155 Windermere Way S	4.15
Shoppers Drug Mart	6655 178Th Street N.W..	4.77
Rexall Canada	2375 - 111 Street	4.85
Banks		
Bank Name	Address	Dist. (km)
TD Canada Trust	490 Riverbend Square Nw	0.09
Canadian Imperial Bank of Commerce	644 Riverbend Square Nw	0.25
BMO Financial	14203 23RD AVENUE	1.24
Royal Bank of Canada	14155 23 Ave Nw	1.30
Scotiabank Canada	14103 23rd Avenue,	1.34
Royal Bank of Canada	6204 Currents Drive Nw	2.28
Canadian Imperial Bank of Commerce	6056 Currents Drive North	2.29
TD Canada Trust	5990 Mullen Way Nw	2.30
TD Canada Trust	6250 N W	2.39
Scotiabank Canada	5188 Windermere Boulev.	2.46

POPULATION & HOUSEHOLD SUMMARY		
	0 - 3 km	Edmonton
2016 Population (Census)	48,936	969,186
2019 Population Estimate	50,926	1,032,569
2022 Population Projection	54,459	1,113,601
% Pop. Change (2016-19)	4.1%	6.5%
% Pop. Change (2019-22)	6.9%	7.8%
Families in Private HHs	14,897	280,388
Couple census families	13,473	237,291
Without children	5,427	107,643
With children	8,046	129,648
Lone-parent families	1,424	43,097
Average Persons Per Family	3.1	3.0



INCOME		
	0 - 3 km	Edmonton
Under \$20K	644	32,315
\$20 - \$40K	983	48,734
\$40 - \$60K	1,357	56,239
\$60 - \$80K	1,436	50,888
\$80 - \$100K	1,743	51,982
\$100 - \$125K	1,748	45,296
\$125 - \$150K	1,970	40,045
\$150 - \$200K	3,245	48,574
\$200K +	4,622	31,375
Average Household Income	\$ 216,830	\$ 118,136
Median Household Income	\$ 137,221	\$ 86,008



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