



**6 MONTHS OF FREE RENT & ATTRACTIVE TENANT
IMPROVEMENT ALLOWANCE AVAILABLE!**

FOR LEASE

THE PINNACLE

HIGH EXPOSURE RETAIL OPPORTUNITY!

10125 121 Street NW
Edmonton, AB T5H 4M4

+/-3,995 - 7,994 SF Available Immediately

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedmonton.com

Devan Ramage

Associate

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PROPERTY PHOTO



THE OPPORTUNITY

Join Shogun Japanese Restaurant, Sunday Salon Suites, Super Value Liquor and others!

- New 8,000 SF Boutique Market coming to the adjacent building
- Located within the Oliver neighborhood and on the high exposure corner North East of Jasper Avenue & 121 Street
- Jasper Avenue sees over 22,400 vehicles per day and over 2,600 vehicles per day travel along 121 Street!
- Average household income within a 1km radius is over \$89,290.
- Area retailers include Safeway, Odd Company Brewing, Iconoclast Coffee Roasters and many other unique retailers!
- Features ample on site and street parking.
- DC1 zoning allows for a wide variety of uses.
- High exposure signage opportunities available.
- Additional Rent: \$9.00 Per SF (2023).

FUTURE EXTERIOR FAÇADE



OPPORTUNITY FOR A SOUTH FACING OUTDOOR TERRACE!



IDEAL FOR:



RESTAURANT



RETAIL STORE



MEDICAL USE

PROPERTY PHOTOS

+/- 3,995 SF



+/- 3,999 SF



PROPERTY DETAILS

MUNICIPAL ADDRESS

10125 - 121 Street NW, Edmonton, AB

LEGAL DESCRIPTION

Plan 4423AJ, Block 20, Lot 5-10

NEIGHBOURHOOD

Oliver

BUILT

1972



Pinnacle

Population 17,548
within 1km of
property



ICONOCLAST
COFFEE
ROASTERS

Old
Company

121 STREET

JASPER AVENUE (VPD 22,400)

SHOPPERS
DRUG MART

Earls
KITCHEN • BAR

CLEMENTINE

TOAST
CULTURE

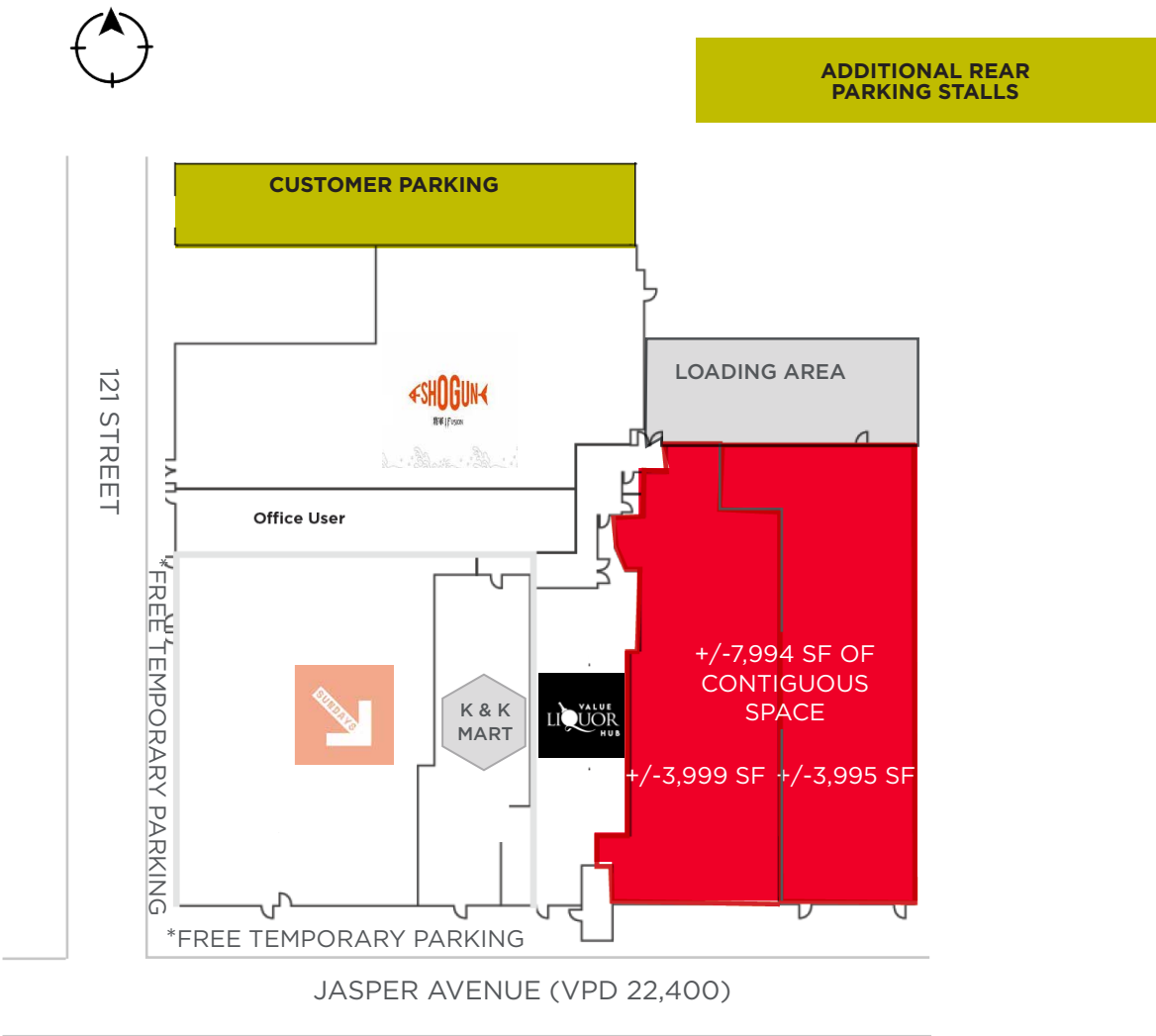
DANIEL COSTA
FOOD
MARKET


SAFeway


VICTORIA
GOLF COURSE


FLOOR PLAN


DEMOGRAPHICS



	POPULATION		
	1km	3km	5km
	17,548	91,143	210,514

	HOUSEHOLDS		
	1km	3km	5km
	11,435	48,923	103,302

	AVERAGE INCOME		
	1km	3km	5km
	\$89,290	\$94,364	\$93,401

	VEHICLES PER DAY		
	22,400 on Jasper Avenue and 2,600 on 121 Street		





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