

FOR LEASE

RIOCAN MEADOWS

2,692-5,167 SF AVAILABLE

2004 38 Avenue NW,
Edmonton, AB

JOIN DOZENS OF BRAND NAME RETAILERS

RIOCAN™



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PROPERTY HIGHLIGHTS

Located at the intersection of Whitemud Drive & 17 Street, this unenclosed centre offers 35 units totalling 409,184 SF.

Join area retailers such as Superstore, Home Depot, Staples, Winners.

Ample Parking.

Located in prime retail node.

Easily accessible.

PROPERTY DETAILS

Municipal Address:	2004 38 Avenue NW
Zoning:	DC2 - Site Specific Development Control
Lease Rate:	Market
Additional Rent:	\$14.68 (Estimated 2023)

A photograph of a modern retail building, identified by the large 'WINNERS' sign on its upper facade. The building features a dark blue upper section and a lighter tan lower section. The entrance is characterized by large glass doors and windows. A paved parking lot is in the foreground, and a portion of another building is visible to the right. The sky is blue with scattered white clouds.

WINNERS

DEMOGRAPHICS



AVERAGE HOUSEHOLD INCOME

1 KM
\$116,979

3 KM
\$118,559

5 KM
\$116,105



AVERAGE HOUSEHOLD SPENDING

1 KM
\$107,570

3 KM
\$108,572

5 KM
\$106,563



AVERAGE AGE

1 KM
35 Years Old

3 KM
36 Years Old

5 KM
37 Years Old



PROPERTY OVERVIEW



VEHICLES PER DAY

WHITEMUD DRIVE
52,300 VPD

17TH STREET
19,650 VPD

38 AVENUE
11,200 VPD



STAPLES
www.staples.com

DOLLARAMA

Value Village

WINNERS

Mark's

PETSMART

Velma E. Baker School

Thelma Chalifoux School

DOLLAR TREE

REAL CANADIAN SUPERSTORE

THE HOME DEPOT

17 STREET

38 AVENUE NW

WHITEMUD DRIVE NW

GoodLife FITNESS

AGW

Wendy's

TELUS
the future is already here

Landmark
CENTRES

McDonald's

Jollibee

KAL TIRE

Starbucks

Walmart
supercenter



SITE PLAN

A001 Value Village (26,579 SF)

A002 CIBC (6,139 SF)

B001 **PENDING (6,050 SF)**

B002 Winners (27,549 SF)

B003 Pet Smart (17,714 SF)

C001 Staples (20,243 SF)

C002 Dollarama (9,812 SF)

C003 Laura (8,721 SF)

D001 RBC Royal Bank (5,336 SF)

E001 **PENDING (5,000 SF)**

E002 Chatters (3,000SF)

E003 Nova Cannabis (3,208 SF)

E004 Apollonia Dental Clinic (2,479 SF)

E005 **AVAILABLE - FOR LEASE (2,692 SF)**

E01A Bright Nails (999 SF)

F001 Mark's (14,615 SF)

F002 Wing Snob (2,478 SF)

F003 Lifestyle Cig (989 SF)

G001 TD (5,489 SF)

H001 Subway (1,250 SF)

H002 Primetime Donair & Kebab (1,226 SF)

H003 Little Caesar's (1,317 SF)

H004 Freshii (1,322 SF)

H005 Wok Box (1,279 SF)

H006 RBC Insurance (1,621 SF)

H007 Core Dental Whitemud (2,056 SF)

H008 Money Mart (1,226 SF)

H009 Bella Tonic Spa (1,312 SF)

H010 Fairstone Financial (1,226 SF)

H011 Bell (1,255 SF)

J001 **AVAILABLE - FOR LEASE (5,167 SF)**

K001 Sleep Country Canada (5,403 SF)

L001 **PENDING (5,705 SF)**

M001 ATB Financial (6,096 SF)

N001 Scotiabank (5,825 SF)

P001 East Indian Restaurant (2,699 SF)

P002 Meadows Early Learning Centre (5,599 SF)

P003 Easy Financial (2,395 SF)

P004 Goodwill (2,200 SF)

P005 The Golden Spoon Indian Restaurant & Bar (2,500 SF)

2 Mucho Burrito

4430 Home Depot (98,500 SF)



PROPERTY PHOTOS

2,692 SF AVAILABLE



5,167 SF AVAILABLE



5,000 SF PENDING





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