

FOR LEASE

SOUTH EDMONTON COMMON

99 STREET & 23 AVENUE, EDMONTON, AB



RIO CAN™

JOIN ONE OF THE LARGEST OPEN-AIR RETAIL DEVELOPMENTS IN NORTH AMERICA



**PREMIUM RETAIL
UNITS RANGING
FROM
3,767 - 6,128 SF**

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Property Highlights

SITUATED AT ONE OF THE CITY'S HIGHEST TRAFFIC LOCATIONS

South Edmonton Common is one of Canada's top 3 power centers, both in size and performance

Attracting over 20 Million visitors per year and over 60,000 shoppers per day

Easily accessible by vehicle and public transit

Join over 150 stores and services!

Ample Parking

Property Details

Municipal Address: 99 Street NW & 23 Avenue

Zoning: DC2 - Site Specific Development Control

Additional Rent: Unit 2142 - \$18.65 per SF (estimated 2023)
Units 2019, 2031, 2047 - \$15.71 per SF (estimated 2023)

Lease Rate: Market





Demographics



AVERAGE HOUSEHOLD INCOME

1 KM
\$103,614

3 KM
\$101,100

5 KM
\$113,621



AVERAGE HOUSEHOLD SPENDING

1 KM
\$98,552

3 KM
\$96,648

5 KM
\$105,107



AVERAGE AGE

1 KM
37 Years Old

3 KM
39 Years Old

5 KM
37 Years Old



CLOTHING SPENDING

1 KM
\$2,390,366

3 KM
\$67,193,242

5 KM
\$251,076,205

Property Overview



VEHICLES PER DAY

ANTHONY HENDAY
DRIVE
68,100 VPD

CALGARY TRAIL
88,100 VPD

23 AVENUE
33,800 VPD



6,128 SF
AVAILABLE

3,767 SF
AVAILABLE

UP TO
5,502 SF
AVAILABLE

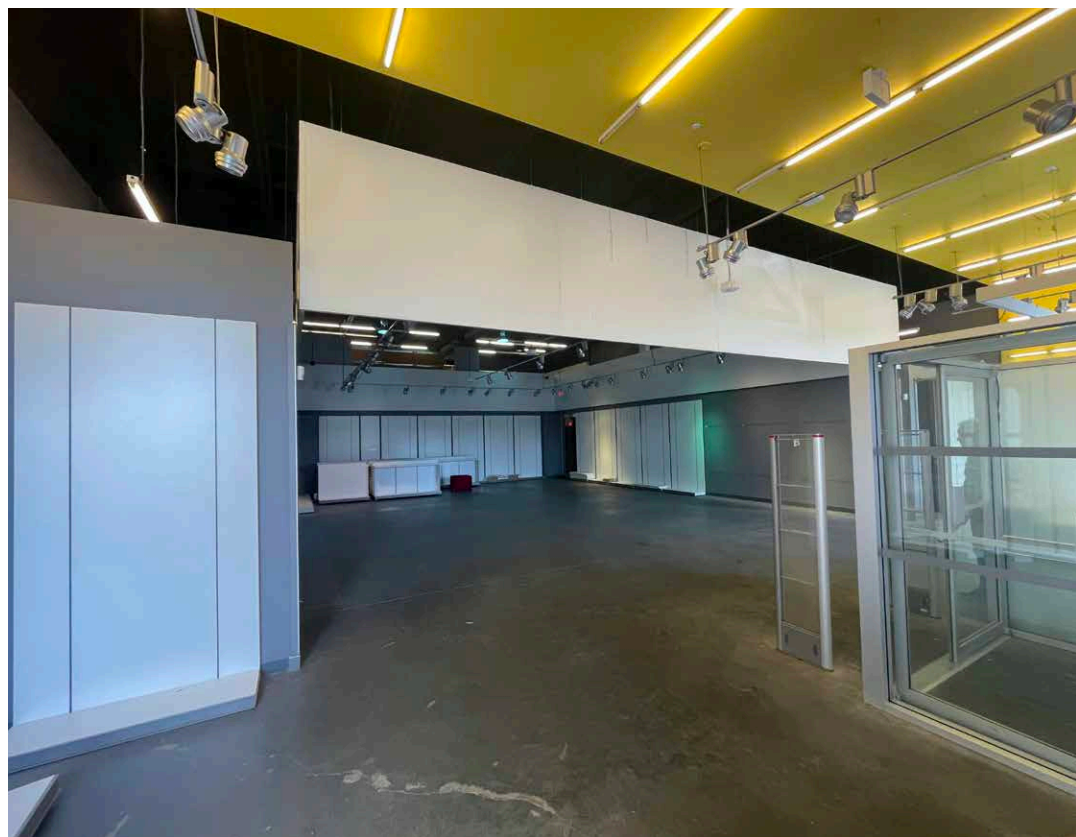
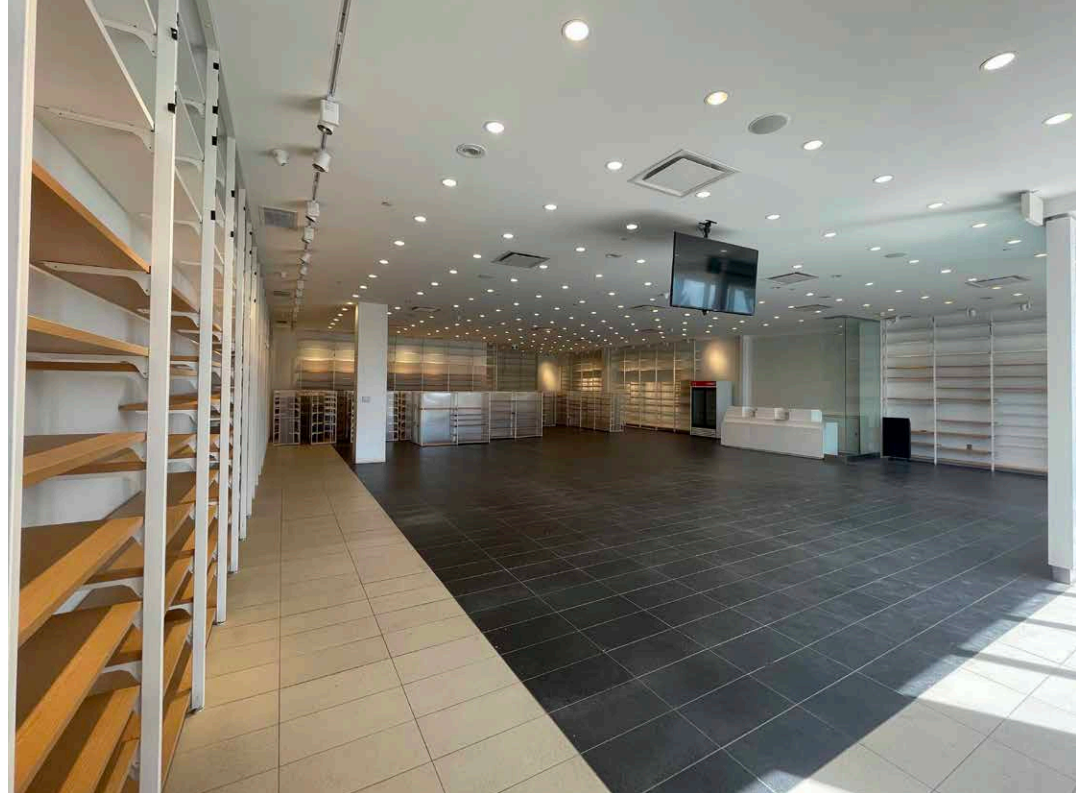
3,927 SF
AVAILABLE



Site Plan

A919	Marble Slab Creamery (1,230 SF)	1912	West Cost Kids (9,492 SF)	1940	Golf Town (18,524 SF)	2031	AVAILABLE (3,767 SF)	2104	Haweli (5,322 SF)
A927	Bell (1,244 SF)	1915	Meet Fresh (748 SF)	1949	Activate (8,325 SF)	2035	Garage Clothing Co. (4,980 SF)	2119	Party City (9,617 SF)
1004	Ricky's All Day Grill (4,027 SF)	1916	Telus (1,660 SF)	1961	Dollarama (10,220 SF)	2038	PENDING (8,195 SF)	2121	Jiffy Lube (1,639 SF)
1008	Professional (1,502 SF)	1917	Fashion Nails (928 SF)	1974	Premier Furniture & Mattress (7,538 SF)	2045	Warehouse One (3,556 SF)	2142	AVAILABLE (UP TO 5,502 SF)
1012	Running Room (2,016 SF)	1918	Urban Barn (4,775 SF)	1978	Old Navy (20,104 SF)	2047	AVAILABLE (3,927 SF)	2203	Swiss Chalet (6,349 SF)
1016	Edo Japan (1,550 SF)	1919	La Senza (8,508 SF)	1983	Mattress Superstore (6,078 SF)	2051	Captain's Boil (2,036 SF)	2254	A&W (2,481 SF)
1020	Claire's (1,967 SF)	1920	The Brick (45,803 SF)	2003	Mastermind Toys (5,976 SF)	2053	Dental Choice (1,676 SF)	9704	London Drugs (32,787 SF)
1024	Work Authority (3,027 SF)	1921	Thai Express (1,242 SF)	2011	Lindt (2,648 SF)	2055	Earl Of Sandwich (1,220 SF)	9730	Planet Fitness (20,000 SF)
1903	Mikado Restaurant (4,941 SF)	1923	AVAILABLE (1,241 SF)	2014	Hallmark (3,204 SF)	2057	GNC (1,378 SF)	9738	AVAILABLE (20,000 SF)
1907	Tommy Hilfiger (10,124 SF)	1925	Vitality Health Foods (1,153 SF)	2015	Stokes (2,914 SF)	2059	AVAILABLE (1,200)	9804	Boston Pizza (6,609 SF)
1910	Dollar Tree (9,490 SF)	1927	Reitmans (6,358 SF)	2019	AVAILABLE (6,128 SF)	2065	Yogalife (4,424 SF)	9820	Great Clips (883 SF)
1911	Mattress Mattress (3,714 SF)	1929	Pita Pit (1,094 SF)	2022	The Shoe Company (12,301 SF)	2077	Bulk Barn (5,543 SF)	9824	Rogers (914 SF)
		1930	Michaels (24,238 SF)	2023	Bad habit Tattoo (2,297 SF)	2083	Delicious Pho (2,770 SF)	9828	Sky Mart (809 SF)
		1931	Quizno's (1,417 SF)			2103	Moxie's (6,622 SF)	9832	Second Cup (1,205 SF)
		1939	AVAILABLE (6,122 SF)						





6,128 SF AVAILABLE

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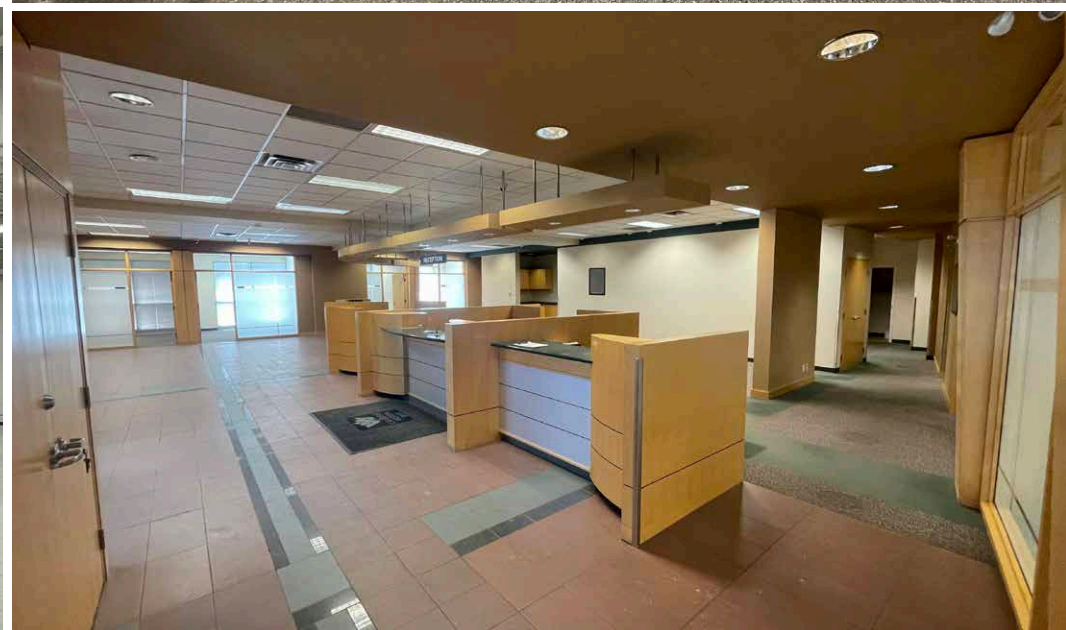
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5,502 SF AVAILABLE

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