

# ENCORE TOWER

**Downtown's  
hottest new  
address**

10180 103 Street  
Edmonton, AB

**GREAT  
RETAIL  
LOCATION  
FOR LEASE**

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**Cushman & Wakefield Edmonton**  
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# THE OPPORTUNITY

Situated in the epicenter of downtown Edmonton steps from ICE District, the financial core, LRT and thousands of nearby residents. Heavy pedestrian traffic exists during the day and evening at this vibrant intersection. Being located at the base of Encore Tower's sleek all glass tower is a statement for any retail business. The retail units have soaring ceiling heights with prominent signage opportunities.

Ideal for a restaurant, wine bar, coffee shop, small format fitness or serviced based retailers such as a hair salon, dry cleaner, tailor, etc.

## Property Details

907 SF

Net Rent: Market

Est. Operating Costs: \$10.00 per SF

Possession: Immediate





# LOCATION OVERVIEW



One block from Ice District and Rogers Arena which seats 20,000 people and holds 160-180 programmed events per year



Surrounding Population:

- Within 400m  
8,700
- Within 800m  
13,300
- Within 1.5km  
42,600



Over 30,000 employees are a 5 minute walk or less away (400m)  
75,000 employees are within a 10 minute walk (800m)



500,000 annual movie goers attend Landmark Cinema across the street



Major arterial routes around the site carry over 100,000 vehicles every day



Five lrt stations within a five minute walk from our building - the LRT sees over 100,000 riders daily



Over 6,000 parking stalls within 5 minutes walk



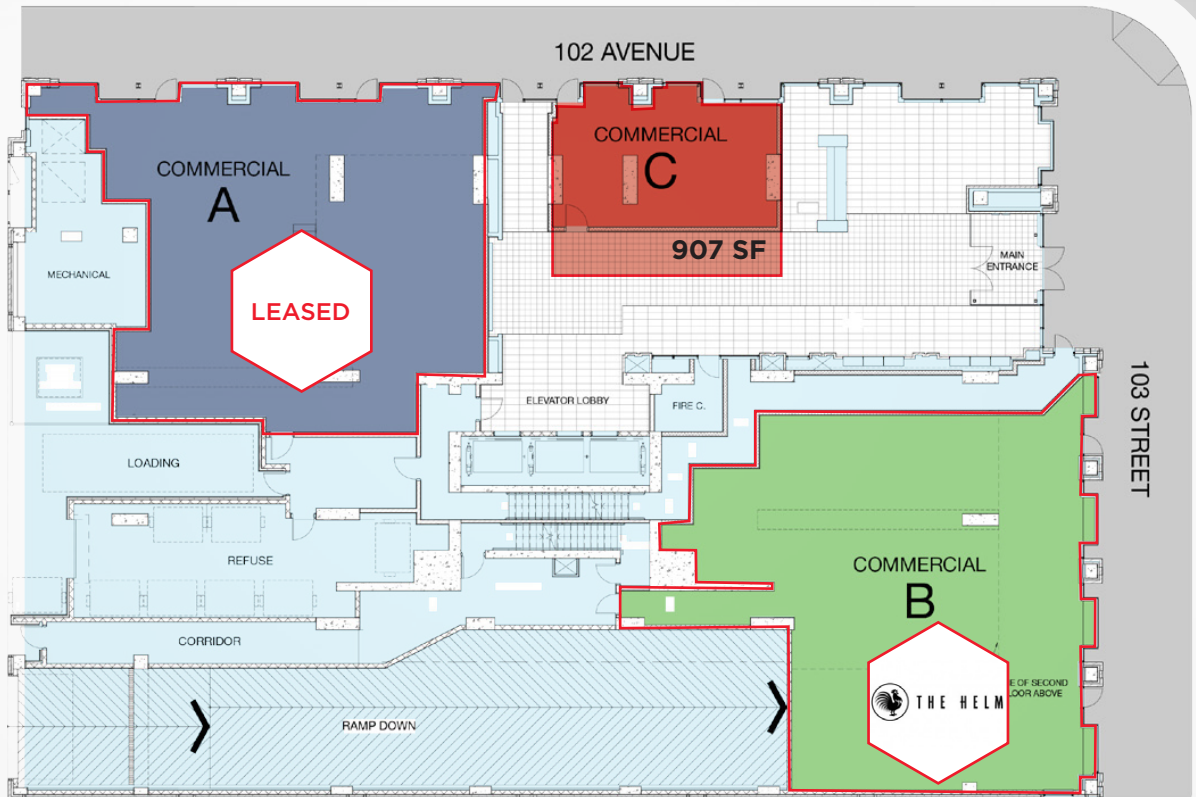
Average household income in Edmonton: \$91,860

## AERIAL





# SITE PLAN



 **CUSHMAN & WAKEFIELD**  
Edmonton

**LISTING  
AGENT**

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