

MAIN FLOOR RETAIL  
OPPORTUNITIES

# THE HAT AT FIVE CORNERS

10215 95 Street NW  
Edmonton, AB T5H 4M4

1,257 - 6,294 SF Available Immediately

  
**THE HAT**  
FIVE CORNERS

**RENT NOW**  
HATFIVE CORNERS.CA  
(825) 202-276

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## THE OPPORTUNITY

Cushman and Wakefield Edmonton is pleased to present the unique main floor retail leasing opportunity in the Hat at Five Corners. The Hat at Five Corners provides exceptional curb appeal with multiple demising options available. This 199 unit mixed-use luxury complex will provide your business with a spacious open concept space with 20' ceiling height!

## THE PROPERTY

- Conveniently located on the high traffic intersection of Jasper Avenue and 95 Street.
- High exposure to over 16,600 vehicles per day by being located at the corner of a major intersection.
- Healthy existing consumer based in residential tower
- Building predominately occupied by business professionals.
- Strategically located across the street from new Valley Line LRT (Quarters Stop LRT Station).
- South facing patio opportunity.
- DC1 Zoning allows for a wide variety of uses.
  - Possession available immediately.
- High exposure signage opportunities available.
- Nearby Tenants include The Moth Cafe, Syphay Restaurant and many others.



### IDEAL FOR:



RESTAURANT



RETAIL STORE



MEDICAL USE

# PROPERTY DETAILS

## MUNICIPAL ADDRESS

10215 95 Street NW, Edmonton, AB

## LEGAL DESCRIPTION

Plan 1221938, Block 1, Lot 2

## ZONING

DC1

## AVAILABLE SIZES

Retail Area 1: ± 1,257 SF

Retail Area 2: ± 1,724 SF

Retail Area 3: ± 2,551 SF

Retail Area 4: ± 2,019 SF

\*Up to ± 6,294 SF of contiguous space available

## BASE RENT

Market

## OPERATING COSTS

\$13.85/SF/annum (2023 estimate)

\*Includes building insurance, property tax, common area maintenance and management fees

## PARKING

Street parking in the area, plus potential for heated underground parking for tenants at current market rates

## CEILING HEIGHT

20'±

## OCCUPANCY

Available Immediately

## LEASE TERM

Negotiable

## TI ALLOWANCE

Negotiable

ROGERS PLACE

asa  
art gallery of alberta

Quarters Stop  
LRT Station

THE HAT  
FIVE CORNERS

95 STREET NW (13,500 VPD)

Street  
Parking

Future  
Development  
Dog Park

JASPER AVENUE (16,600 VPD)

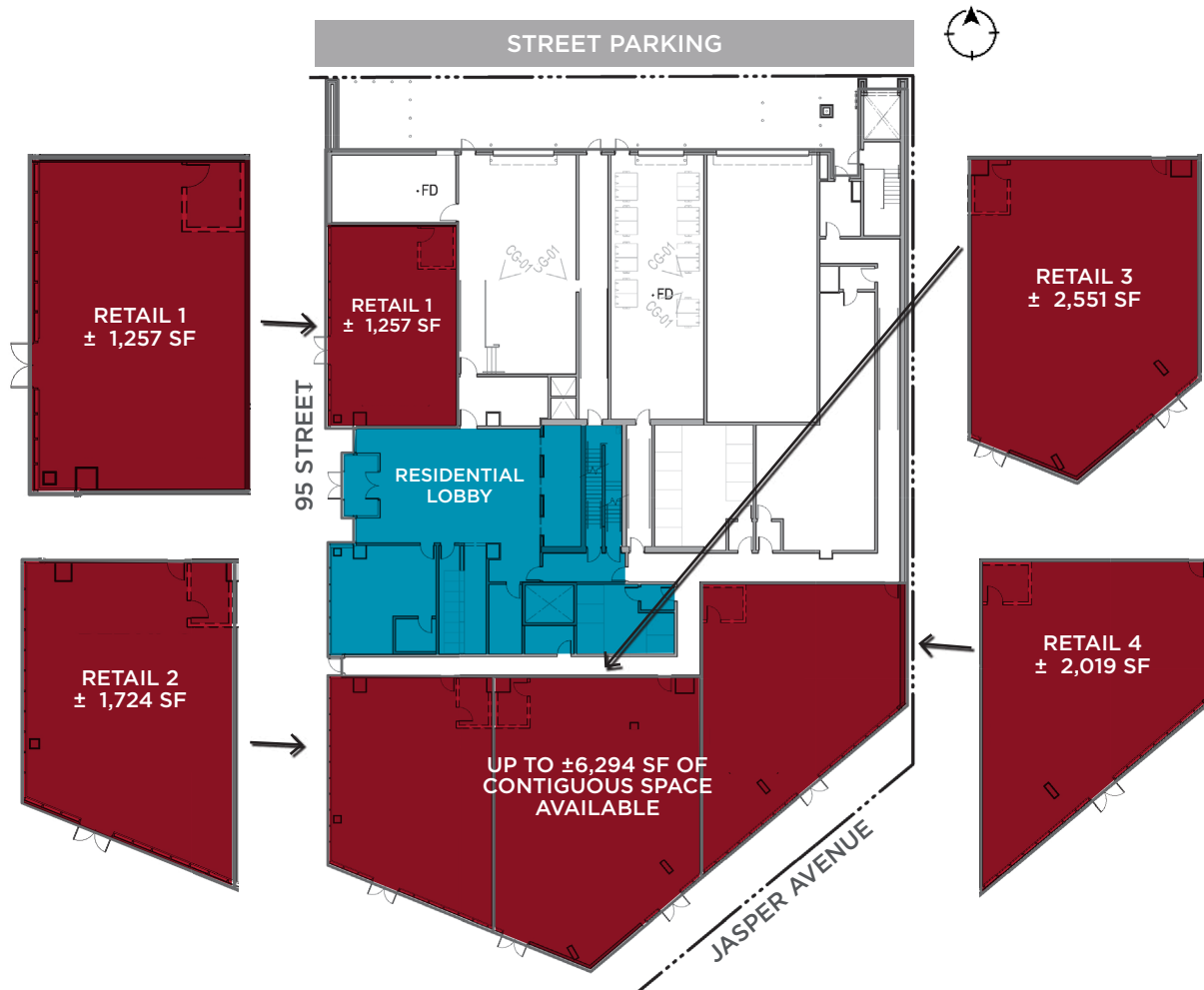
Customer  
Parking

Syphay  
THAI & LAO CUISINE


The Moth





# FLOOR PLAN



# DEMOGRAPHICS

POPULATION	1km	3km	5km
	 12,922	97,851	218,281

HOUSEHOLDS	1km	3km	5km
	 6,035	48,914	106,515

AVERAGE INCOME	1km	3km	5km
	 \$65,965	\$79,496	\$85,032

VEHICLES PER DAY	13,500 on 95 Street NW and 16,600 on Jasper Avenue in front of property in 2018	
		



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