

NEW EXTERIOR FAÇADE COMING 2023

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
cwedm.com

Devan Ramage
Associate
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THE OPPORTUNITY

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

- 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 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

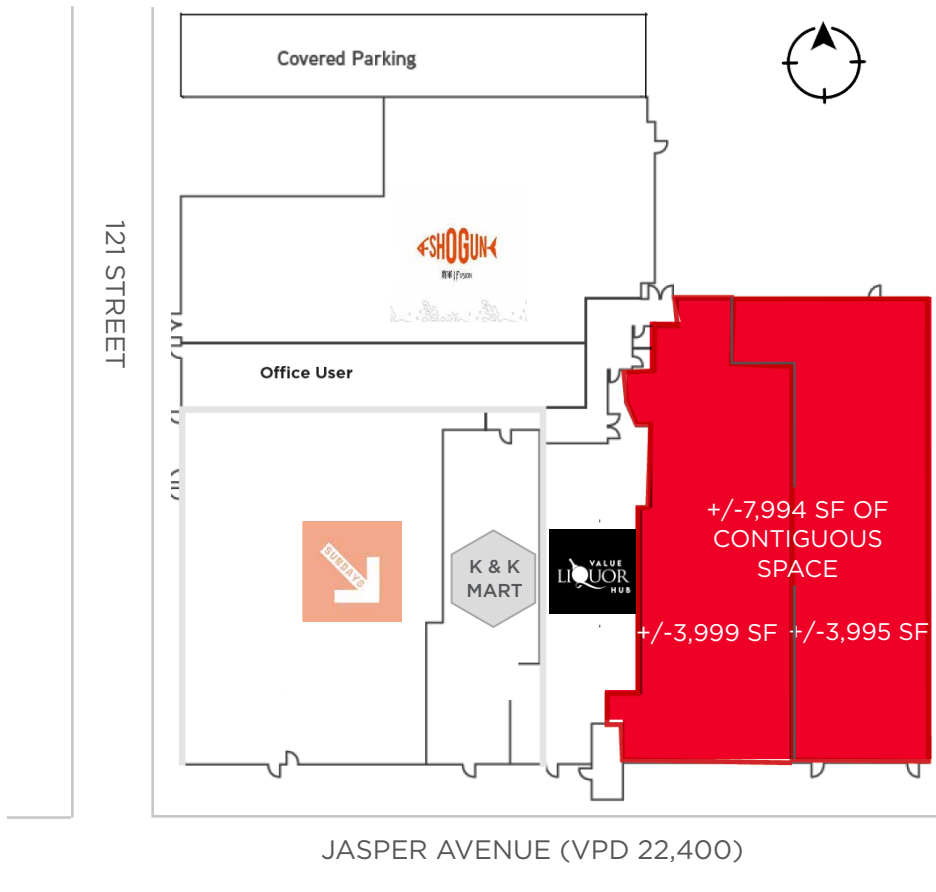
TOAST
CULTURE

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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