



**CUSHMAN &
WAKEFIELD**
Edmonton

FOR LEASE

BLOCK 156

9333 156 Street NW,
Edmonton, AB



1,608 SF PARTIALLY FIXTURED RESTAURANT AVAILABLE IMMEDIATELY!

PROPERTY HIGHLIGHTS

- High exposure retail development strategically located along 156th Street.
- Come join existing tenants Boss Liquor, Jasperside Daycare, Desjardins Insurance & Cannabis Life!
- 156th Street sees over 17,000 vehicles per day!
- Over 9,773 residents within a 1km radius.
- Located less than 1km away from Meadowlark Public School, Edmonton West Zone Soccer Association, Ecole Notre Dame and many others.
- High exposure signage opportunities available.
- (CB2) General Business Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent.
- Additional Rent: \$14.99/SF (2023).



Devan Ramage

Associate
780 702 9479
devan.ramage@cwedmonton.com

Seif Jiwaji

Senior Associate
780 643 2141
seif.jiwaji@cwedmonton.com

CUSHMAN & WAKEFIELD Edmonton

Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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PROPERTY DETAILS

Municipal Address: 9333 156 Street NW,
Edmonton, AB

Zoning: (CB2) General Business
Zoning

Neighbourhood: Sherwood

Built: 2019


AERIAL




INTERIOR PHOTOS




DEMOGRAPHICS

|  | POPULATION | | |
|---|------------|--------|---------|
| | 1km | 3km | 5km |
| | 9,773 | 72,306 | 163,696 |

|  | AVERAGE INCOME | | |
|---|----------------|-----------|-----------|
| | 1km | 3km | 5km |
| | \$87,896 | \$110,103 | \$114,021 |

|  | HOUSEHOLDS | | |
|---|------------|--------|--------|
| | 1km | 3km | 5km |
| | 4,077 | 29,431 | 69,765 |

|  | VEHICLES PER DAY | | |
|---|--|--|--|
| | 17,000 VPD on 156 Street NW and 10,500 VPD on 95 Avenue NW | | |
| | | | |

PROPERTY PHOTO



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