

FOR LEASE WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB

MAIN FLOOR RETAIL UNITS AVAILABLE



▶ Kevin Glass
+1 (587) 756-1570
Kevin.Glass@
MarcusMillichap.com

Casey McClelland
+1 (587) 756-1560
Casey.McClelland@
MarcusMillichap.com

Mike Hoffert
+1 (587) 756-1550
Mike.Hoffert@
MarcusMillichap.com

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OVERVIEW / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB

OPPORTUNITY

White Oaks Square provides new and existing businesses an excellent opportunity to join the Baranow/Castle Downs neighbourhood of Northern Edmonton. Benefiting from its positioning in an exceptional retail corridor, the property receives ample exposure and is easily accessible via major east-west corridor 137 Avenue. The strong area demographics along with a healthy mix of co-tenants attracts a total daytime population of 51,197 customers to the area daily, making White Oaks Square a destination location.

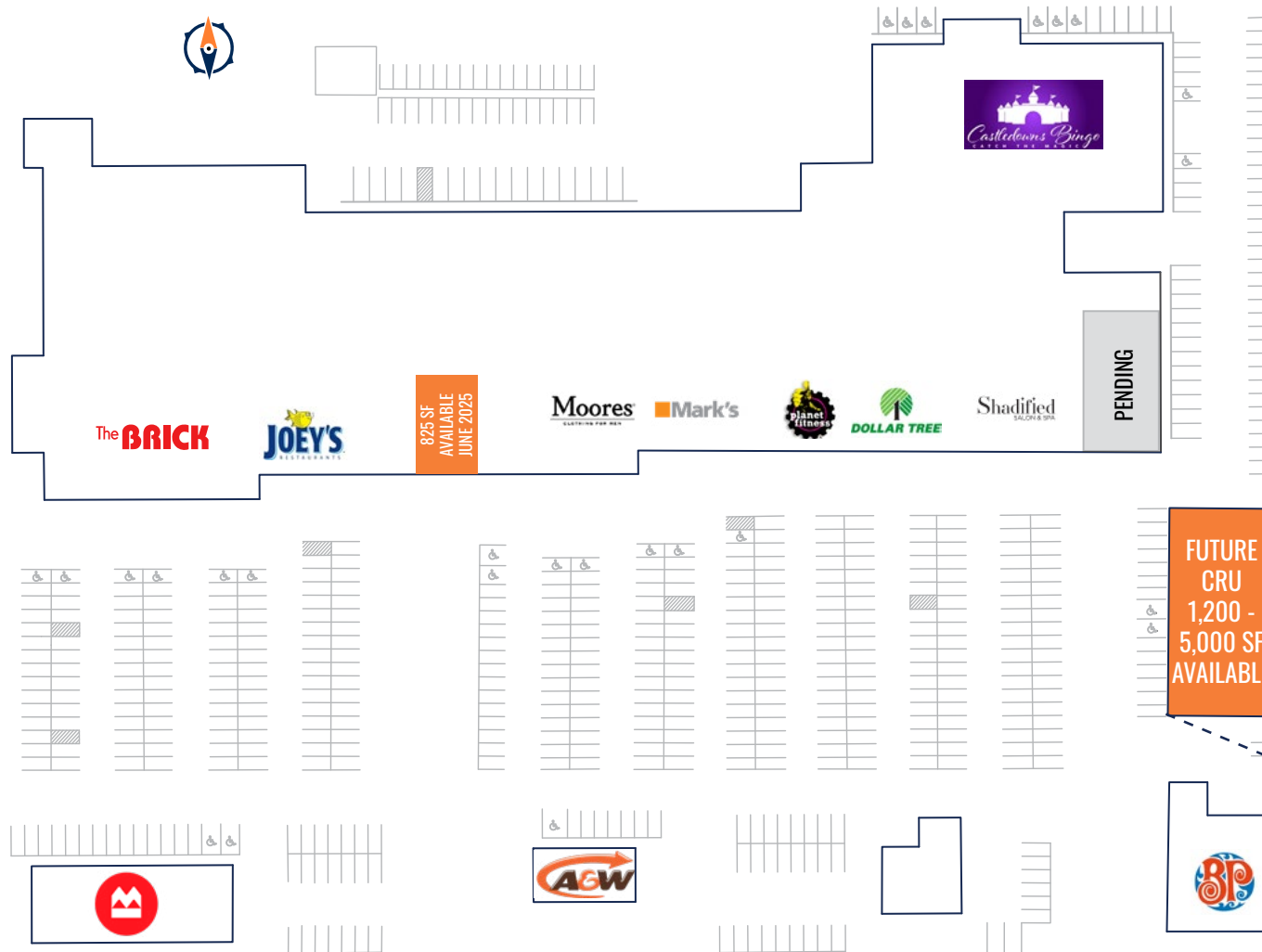


HIGHLIGHTS

- Existing Building Vacancy: +/- 1,800 SF & 3,250 SF
- Future Building: 1,200 - 5,000 SF retail opportunity
- 71,013 residents located within 3km of the property with an expected population growth rate of 8.4% between 2020-2025
- Strategically situated along 137 Avenue nearby St. Albert Trail and 97 Street, two major throughfares into northern Edmonton
- Join many successful retailers in the immediate area including Planet Fitness, The Brick, Bank of Montreal, Dollar Tree, Mark's Work Warehouse and more

DETAILS + SITE MAP / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB



RETAIL SALIENT DETAILS

| | |
|--------------------|---|
| Municipal Address: | 12222 137 Avenue, Edmonton, AB |
| Legal Description: | Plan 7922542, Block 35, Lot 13 |
| Zoning: | General Comercial (CG) |
| Parking: | Ample Surface Lot Parking |
| Available Space: | <u>Existing Retail:</u> 825 SF - Available 3,250 SF - Pending <u>Future CRU:</u> 1,200 - 5,000 SF |
| Availability: | Existing Building - Immediately New Building - Pre-Leasing |
| Lease Rate: | Market |
| Additional Rent: | \$13.09 (Est. 2025) |

137 AVENUE

AREA + STATS / WHITE OAKS SQUARE

12222 137 AVENUE, EDMONTON, AB



AREA HIGHLIGHTS

Baranow is located within the Castle Downs area of Northern Edmonton. Benefiting from its strong restaurant, retailers, and centres, the area receives ample exposure and is easily accessible via 137 Avenue. With outstanding exposure, the area attracts a total daytime population of 51,197 people daily, providing an exceptional opportunity for local and national businesses.

| | |
|----------------------|-----------|
| St. Albert Trail | 5 minutes |
| 97 Street | 5 minutes |
| Yellowhead Highway | 7 minutes |
| Anthony Henday Drive | 9 minutes |



32,746
vehicles
per day



EXPOSURE
Along
137 Avenue



PARKING
ample surface
parking



TRANSIT
in direct
proximity



\$99,892
household income
average within 3 km



78,104
population
within 3 km



7.0%
anticipated
population growth



MAIN FLOOR
commercial
retail space



MAIN FLOOR
interior
office space



PRESENTED BY

KEVIN GLASS

Senior Associate

Office (587) 756-1570

Email Kevin.Glass@MarcusMillichap.com

CASEY McCLELLAND

Senior Vice President

Office (587) 756-1560

Email Casey.McClelland@MarcusMillichap.com

MIKE HOFFERT

Senior Associate

Office (587) 756-1550

Email Mike.Hoffert@MarcusMillichap.com

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