

FOR LEASE

MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB

HIGH EXPOSURE MAIN FLOOR RETAIL SPACE AVAILABLE



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Marcus & Millichap

OVERVIEW / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB

HIGHLIGHTS

- **Available:** +/- 1,071 SF fully built out QSR space facing Jasper Avenue.
- **Available:** +/- 1,297 space available facing Jasper Avenue.
- **Available:** +/-1,684 - 2,307 SF space facing 108 Street, ideal for fitness user or medical spa
- Premium residential building (238 suites) with main-floor retail
- Situated on the corner of Downtown's busiest intersection
- Two floors of heated hourly or monthly parking
- Area has very active daytime and night-time foot traffic
- Next to existing and upcoming multi-family developments and the Government District

Municipal Address: 10803 Jasper Avenue, Edmonton

Lease Rate: Market

Zoning: Jasper Avenue Main Street Commercial

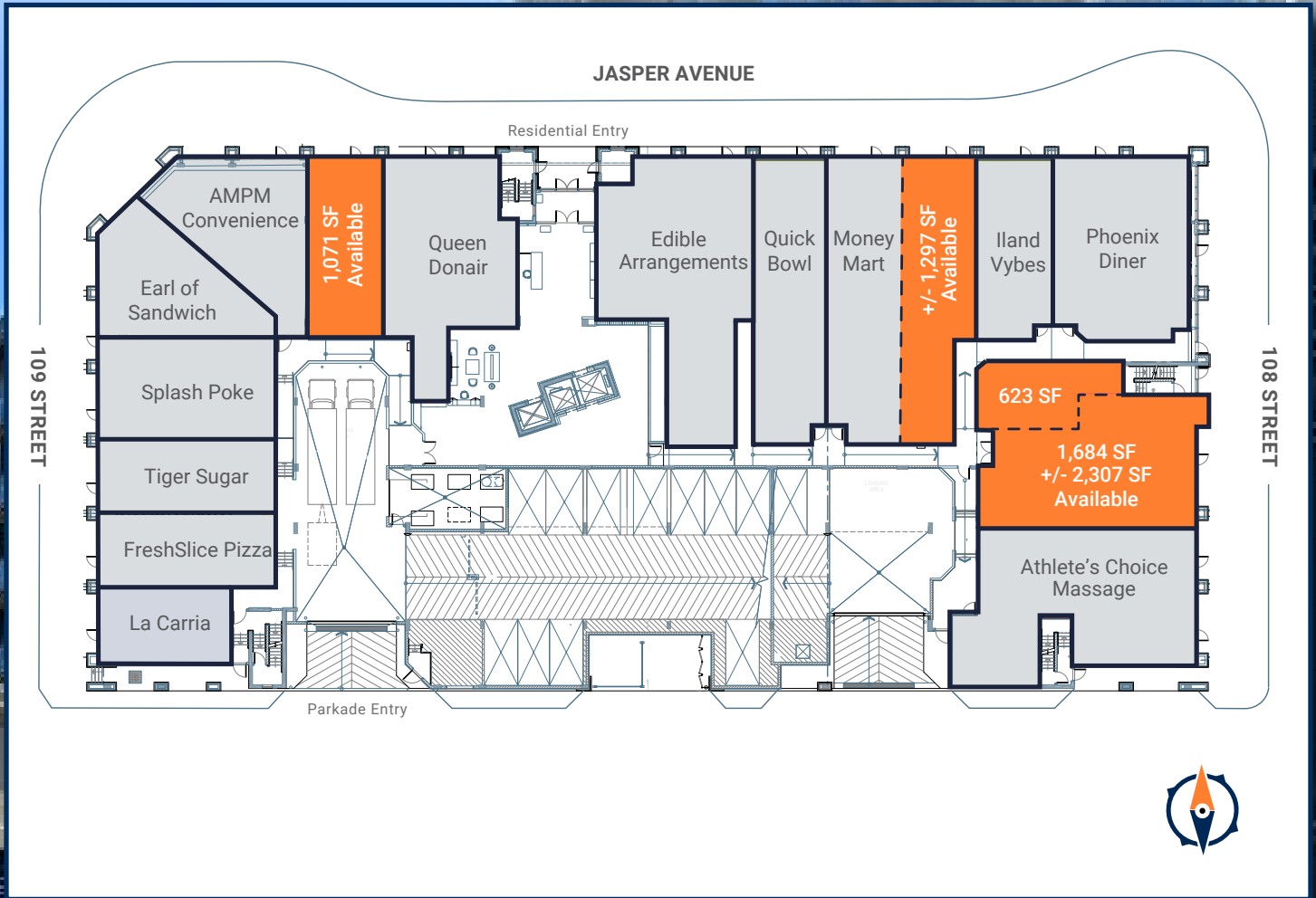
Operating Costs: \$16.89/SF

Vacancy:
+/- 1,297 SF
+/- 1,071 SF
+/- 1,684 SF - 2,304 SF

Available: Immediately

SITE PLAN / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB



AREA + STATS / MAYFAIR ON JASPER

10803 JASPER AVENUE, EDMONTON, AB



**MAYFAIR
ON JASPER**

MacEwan University

3 MINUTES



Rogers Place

4 MINUTES



Legislature Building

4 MINUTES



City Hall

7 MINUTES



58,627

Vehicles
Per Day



EXPOSURE

81 Avenue
105 Street



PARKING

Street Parking
& Covered Parking



TRANSIT

Directly In Front
Of Property



\$64,164

Household Income
Average Within 3 KM



112,000

Daytime
Population



MAIN FLOOR

High Exposure
Retail Space





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