

FOR LEASE

HIGH EXPOSURE RETAIL

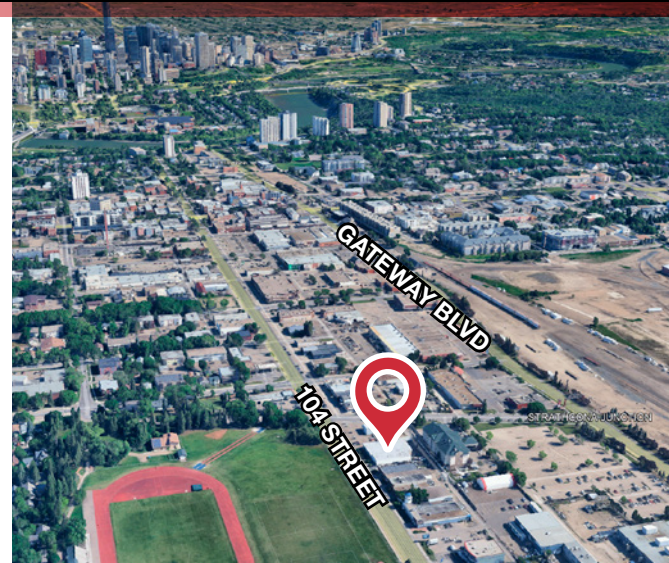
NAI Commercial



7359 - 104 STREET | EDMONTON, AB | 2,500 SF± RETAIL SPACE

PROPERTY HIGHLIGHTS

- 2,500 sq.ft retail space fronting Calgary Trail
- Close proximity to major arterial roadways and Whyte Avenue shopping and entertainment district
- Plenty of on-site parking
- Shell space with TI package available
- **Gross rent lease. All rent, utilities (gas, power and water), property taxes and operating costs included in rent.**



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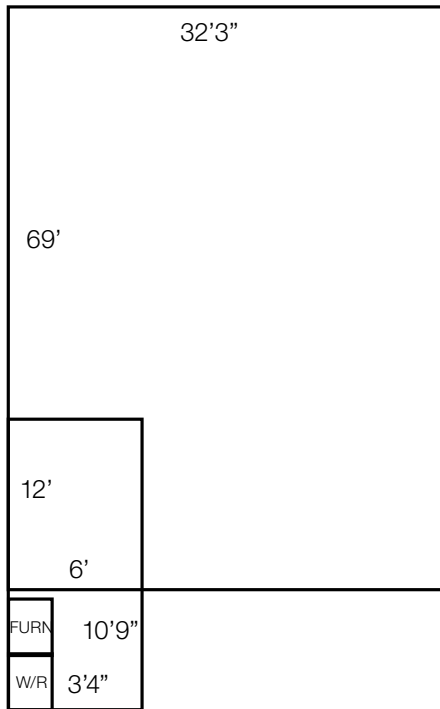
780 436 7410



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ADDITIONAL INFORMATION

AREA AVAILABLE	2,500 sq.ft.±
LEGAL DESCRIPTION	Plan 6082Q Blk 41 Lot 7
ZONING	DC1 (19986)
AVAILABLE	Negotiable
TENANT IMPROVEMENT ALLOWANCE	Negotiable
LEASE TERM	3-6 years
GROSS LEASE RATE	\$23.00/sq.ft./annum (2025 estimate) includes common area maintenance, property taxes, building insurance, management fees and utilities (gas, water and power)



FOR ILLUSTRATIVE PURPOSES - NOT TO SCALE - NOT EXACT



70,464
DAYTIME POPULATION



2.9%
ANNUAL GROWTH
2023-2033



43,808
EMPLOYEES



\$2.5B
CONSUMER SPENDING



22,042
104 STREET N OF
UNIVERSITY AVENUE



35,024
HOUSEHOLDS

2025 COSTAR DEMOGRAPHICS WITHIN 3 KM RADIUS

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