

FOR SUBLEASE

RAYMOND BLOCK

CRU 6, 10455 82 AVENUE, EDMONTON, AB

2,760 SF UNIT AVAILABLE IN NEWLY
BUILT MIXED-USED DEVELOPMENT



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OPPORTUNITY

Located in Edmonton's unique Old Strathcona neighbourhood in South-Central Edmonton, Marcus & Millichap is pleased to offer the unique opportunity to sublease a 2,760 square foot, newly built, main-floor retail unit in the mixed-use Raymond Block development on the corner of Whyte Avenue and 105 Street NW.

Raymond Block, built by Wexford Developments in 2019, features 95 residential units and over 19,200 square foot of high-profile retail space with direct frontage on to Whyte Avenue. The retail availability at Raymond block offers unparalleled exposure to daytime pedestrian traffic and servicing a rapidly growing commercial node.

HIGHLIGHTS



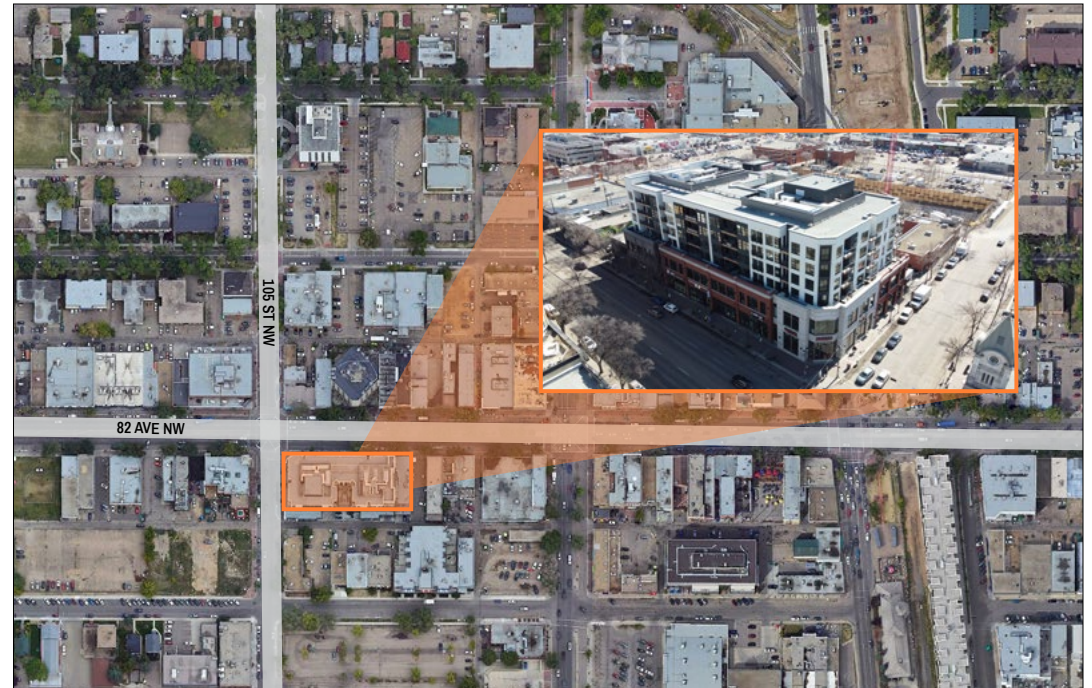
Excellent exposure to daytime traffic counts that exceed 30,000 VPD at the prominent intersection of Whyte Avenue and 105 Street NW



Population of 78,859 people within a 3 kilometre radius of the Subject Property, and is projected to grow significantly (15.6%) by 2027



Immediate proximity to major commercial centres and retailers, such as NoFrills, Shoppers Drug Mart, Scotiabank, When Pigs Fly, Liquor Store Limited Partnership, Tim Hortons and Old Strathcona Farmer's Market



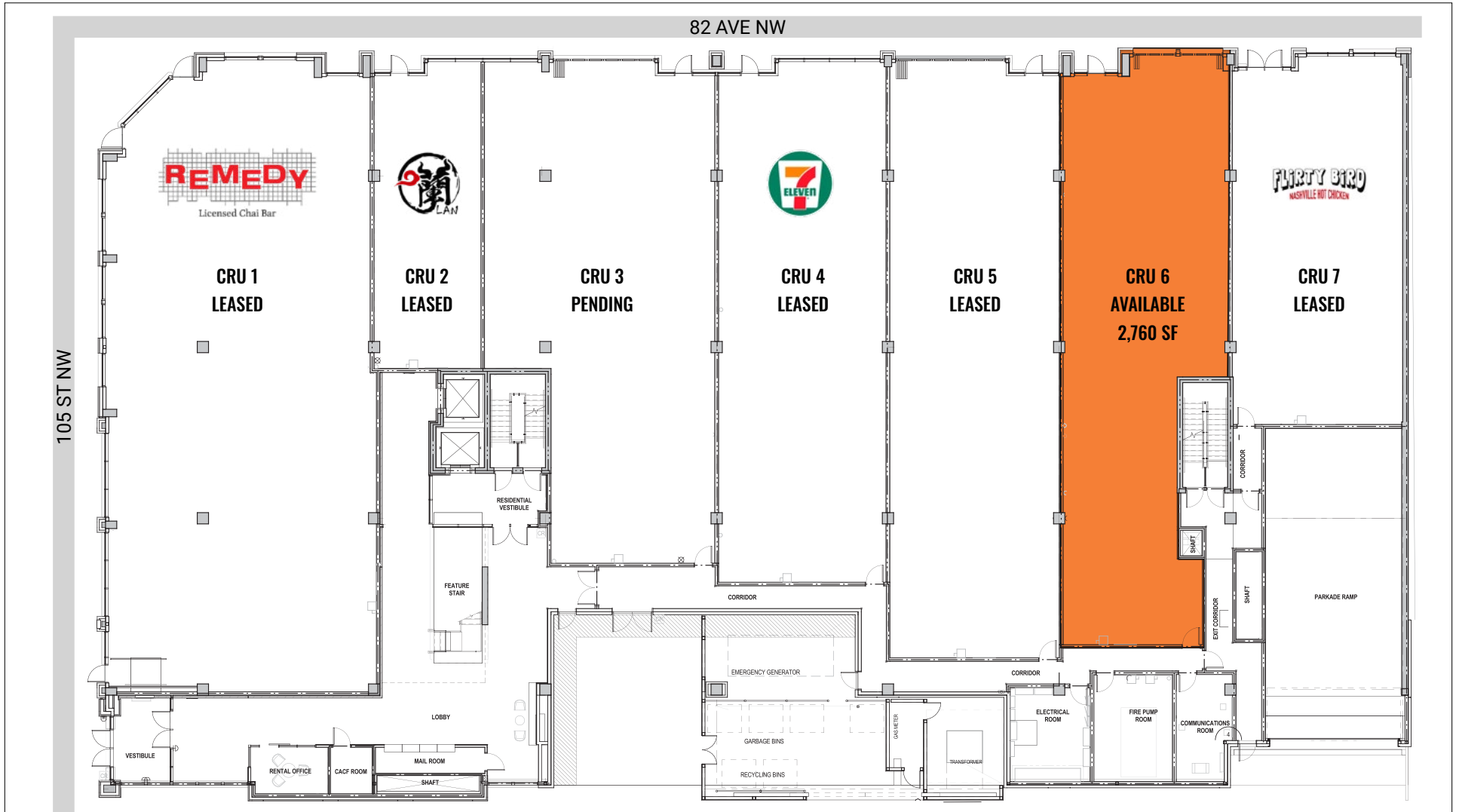
SALIENT DETAILS

| | |
|---------------------------|--|
| Availabilities: | CRU 6: 2,760 SF |
| Traffic Counts: | 30,355 Vehicles per day along Whyte Avenue and 105 Street NW |
| Parking: | Proximity to South Scona Parking Lot |
| Zoning: | DC1- 20476 |
| Timing/Possession: | Immediately |
| Additional Rent: | TBD |
| Asking Rates: | Negotiable (Please Contact Listing Agents) |

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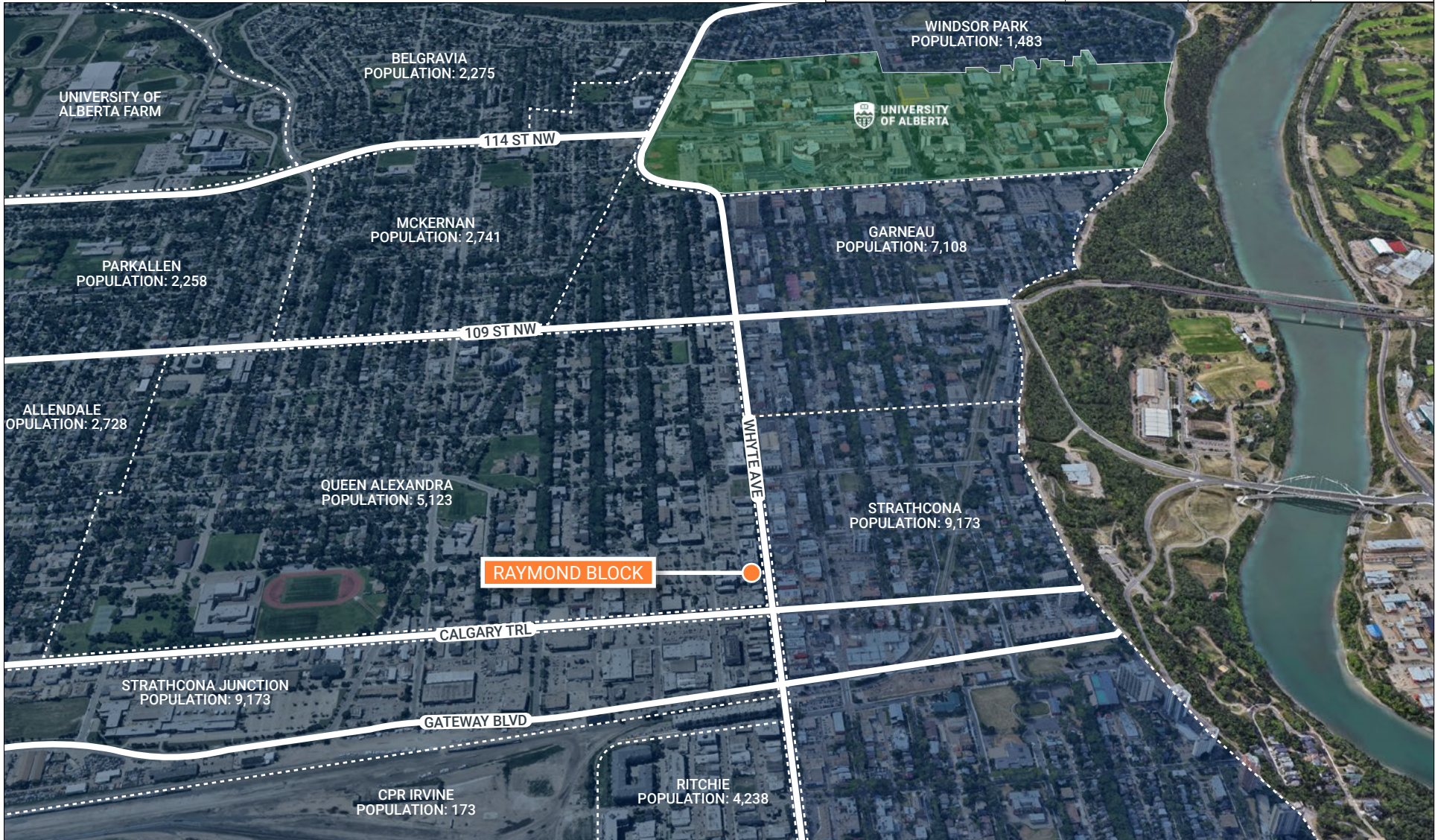
SITE PLAN



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| 2023 Demographics | 1KM | 3KM | 5KM |
|--------------------------|-------------|-------------|-------------|
| Population | 14,111 | 78,859 | 182,779 |
| Households | 8,422 | 42,297 | 93,135 |
| Average Household Income | \$77,517.16 | \$94,505.14 | \$94,173.82 |



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