



AICRE
COMMERCIAL

FOR LEASE
RITCHIE RETAIL & OFFICE
2,779 SF (+/-)

10039 80 Avenue, Edmonton



HIGHLIGHTS

- Located two blocks south of Whyte Avenue in the desirable West Ritchie neighbourhood
- Excellent location with easy access to downtown, Whyte Avenue, 99 Street and Gateway Boulevard
- Brand new energy-efficient building with A/C
- Neighbouring businesses include Renu Engineering, ACE Coffee Roasters, Sugar Swing Ballroom, McGlashan & Company, Concrete Theatra and Clo's General
- Vibrant community with a great mix of residential and local retailers, cafes and professional services



99 Street:	28,200 (+/-) VPD
Whyte (82) Avenue:	27,600 (+/-) VPD
104 Avenue:	30,200 (+/-) VPD
Gateway Boulevard:	30,200 (+/-) VPD



With over 4,000 daily passengers, Old Strathcona offers over 15 bus routes, 65 bus stops, the Metro LRT Line and the future Valley LRT Line

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PROPERTY DETAILS

ADDRESS:	10039 80 Avenue, Edmonton
LEGAL:	Plan I17, Block 41, Lot 6
ZONING:	IB (Industrial Business)
SIZE:	2,779 SF (+/-)
SIGNAGE:	Building
PARKING:	2 Reserved Stalls & Free Street Parking
UTILITIES:	Tenant is responsible for their share of utilities
BASE RENT:	\$18.00 / SF
OPERATING COSTS:	\$7.97/SF (2022 estimate includes property tax & insurance)



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THE LOCATION

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EDMONTON'S FAVOURITE URBAN DISTRICT

RITCHIE NEIGHBOURHOOD DEVELOPMENTS

Following the re-development trend from Whyte Avenue, West Ritchie has multiple mixed-use developments in the area including The Station on Whyte, @81 by Beljan Developments and the latest future project being Station Park located at the corner of Whyte Avenue and Gateway Boulevard.

One of Central South Edmonton's oldest neighbourhoods, Ritchie has seen major commercial development in its 76 Avenue shopping district. Developments include the renovated Ritchie Plaza, construction of the Ritchie Market Shopping Mall and improvements to the Ritchie Professional Centre. Well-known local tenants such as Duchess Bakeshop, Biera, The Monolith, Blind Enthusiasm Brewing Company, Doughnut Party, ACME Meat Market, KIND Ice Cream and Transcend Coffee are just some popular vendors.

ESTABLISHED NEIGHBOURHOODS

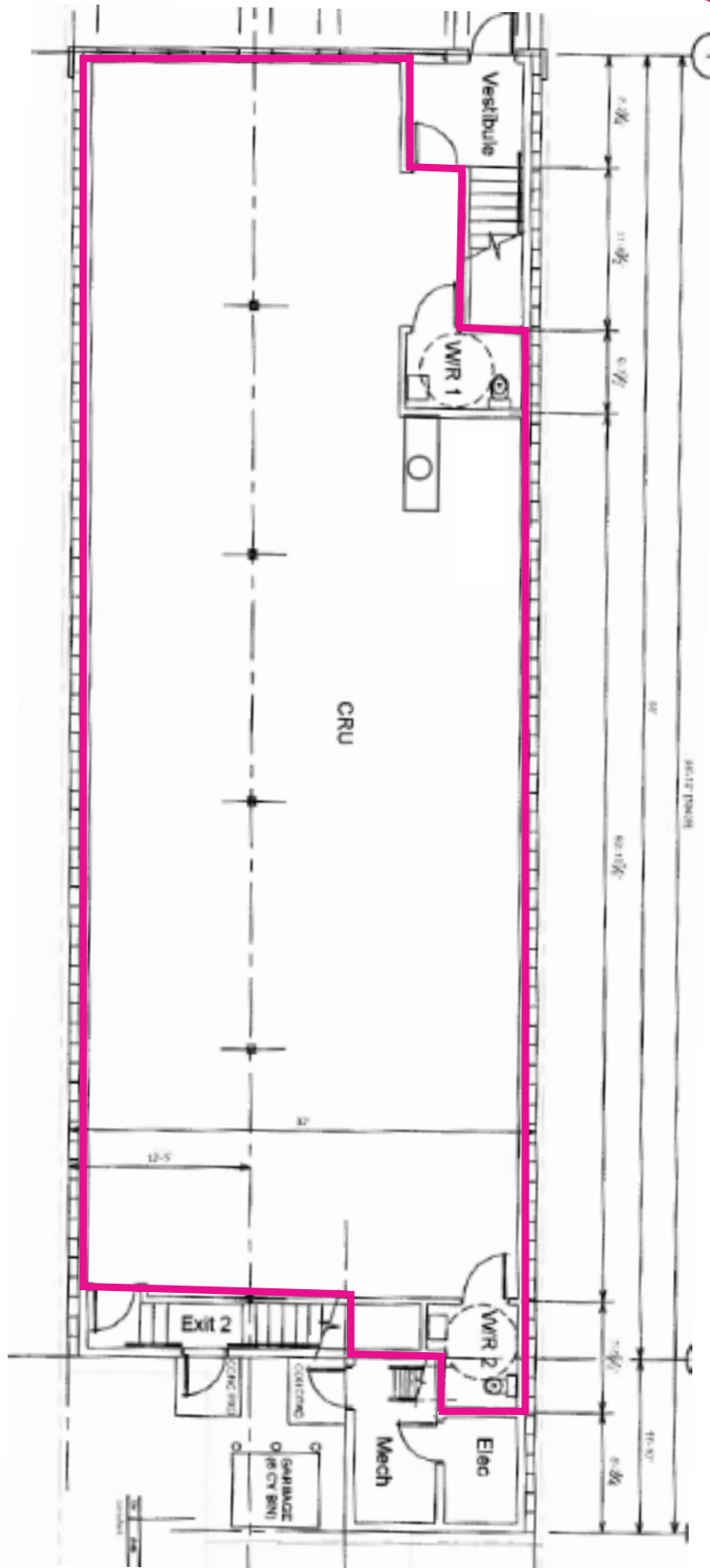
Over 10,000 people live in Old Strathcona with an average household income of \$96,705. Ritchie has over 5,000 people with the majority being 25-55 years old, working and raising families. The majority of both populations are young, educated and socially progressive.

HAPPY BEER STREET

Edmonton's unofficial second brewery district spans along 99 Street from Whyte Avenue to 60 Avenue. It has become home to over 7 local breweries and distilleries in the past 3 years. The Happy Beer Street brand was launched in early 2022 and is backed by popular local breweries such as Alley Kat Brewing Co., Bent Stick Brewing, Blind Enthusiasm, Omen Brewing and Sea Change Brewing Co. They are working in conjunction with Urban Pedal Tours to get group bike tours for the 2022 Summer Season.

FLOOR PLAN

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