

FOR LEASE LOOBY BLOCK

10336 JASPER AVENUE, EDMONTON, AB

MAIN FLOOR ▷ 1,800 SF
SECOND FLOOR ▷ 6,800 SF



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Marcus & Millichap

OVERVIEW / LOOBY BLOCK

10336 JASPER AVENUE, EDMONTON, AB

ABOUT LOOBY BLOCK

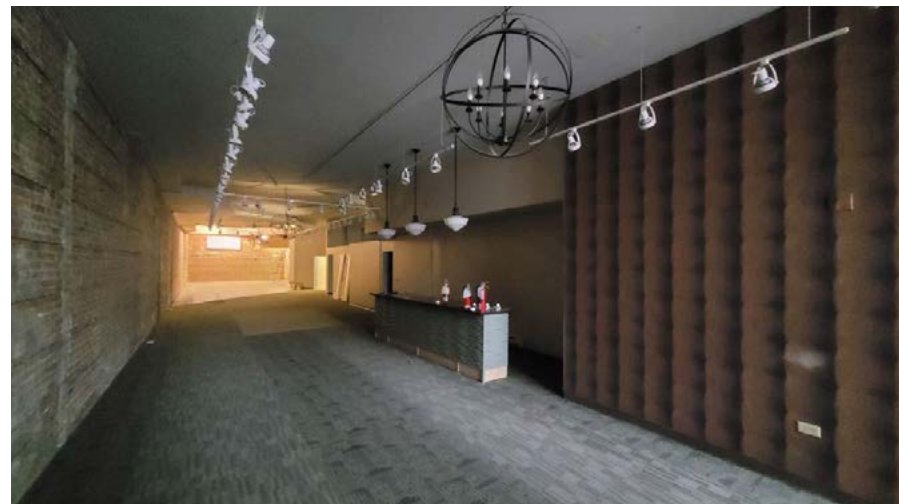
Join this vibrant location in Edmonton's iconic downtown area!

Looby Block is a prime space with a unique blend of historic charm and modern convenience, where business, culture, and lifestyle intersect. So, if you're looking to immerse yourself in the city's thriving centre, Looby Block is perfect for elevating your business. Its classical architectural appeal, including a mesmerizing brick wall inside, captures the clientele's attention, and its proximity to key amenities, transportation, and entertainment, brings a steady flow of foot traffic.

Now, this is an incredible opportunity to grow your business in this thriving community!

HIGHLIGHTS

- **Strategic Location:** A mixed/retail opportunity with creative demising options ranging from 800 - 3960 SF
- **Accessibility:** Strategically positioned along Jasper Avenue with exposure to over 34,000 vehicles per day and a steady flow of foot traffic
- **Notable Neighbours:** The surrounding area features important sites such as the Central LRT Station, Edmonton City Centre, and Rogers Place



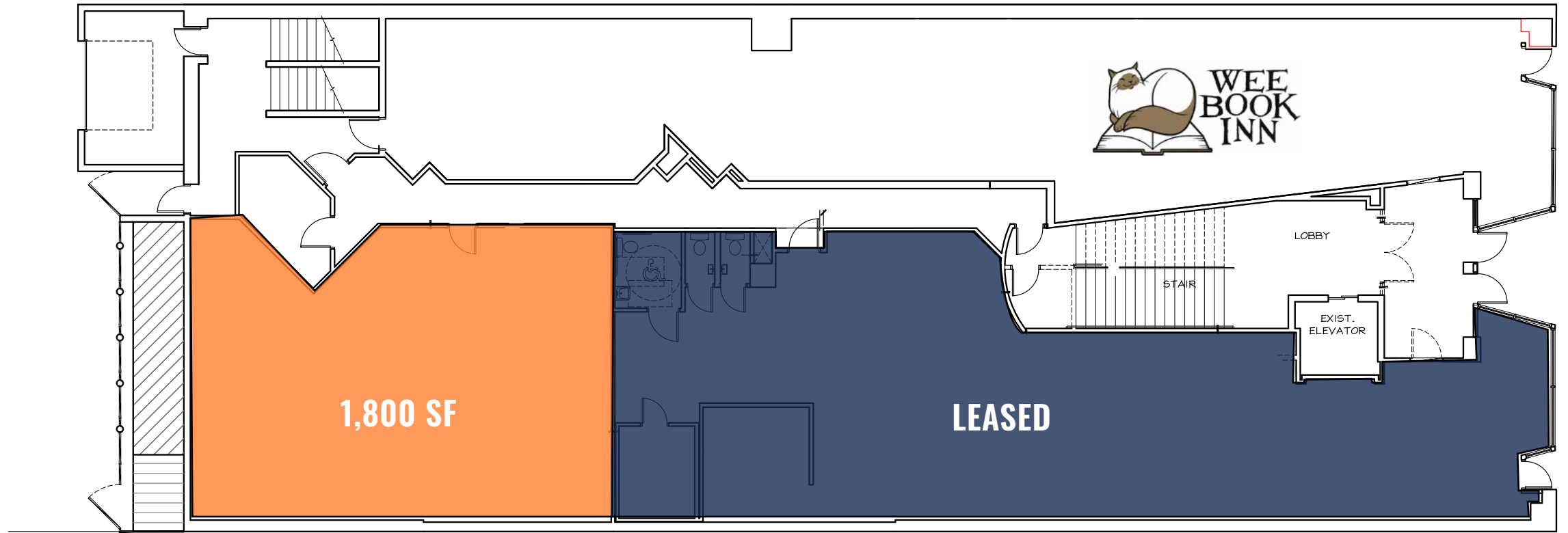
SALIENT DETAILS

Municipal Address	10336 Jasper Avenue, Edmonton, AB
Legal Description	Plan NB Blk 3 Lot 156
Zoning	Heritage Area Zone (HA)
Building Size	Main Floor: 1,800 SF Second Floor: 6,800 SF
Lease Rate	Market
Additional Rent	TBD

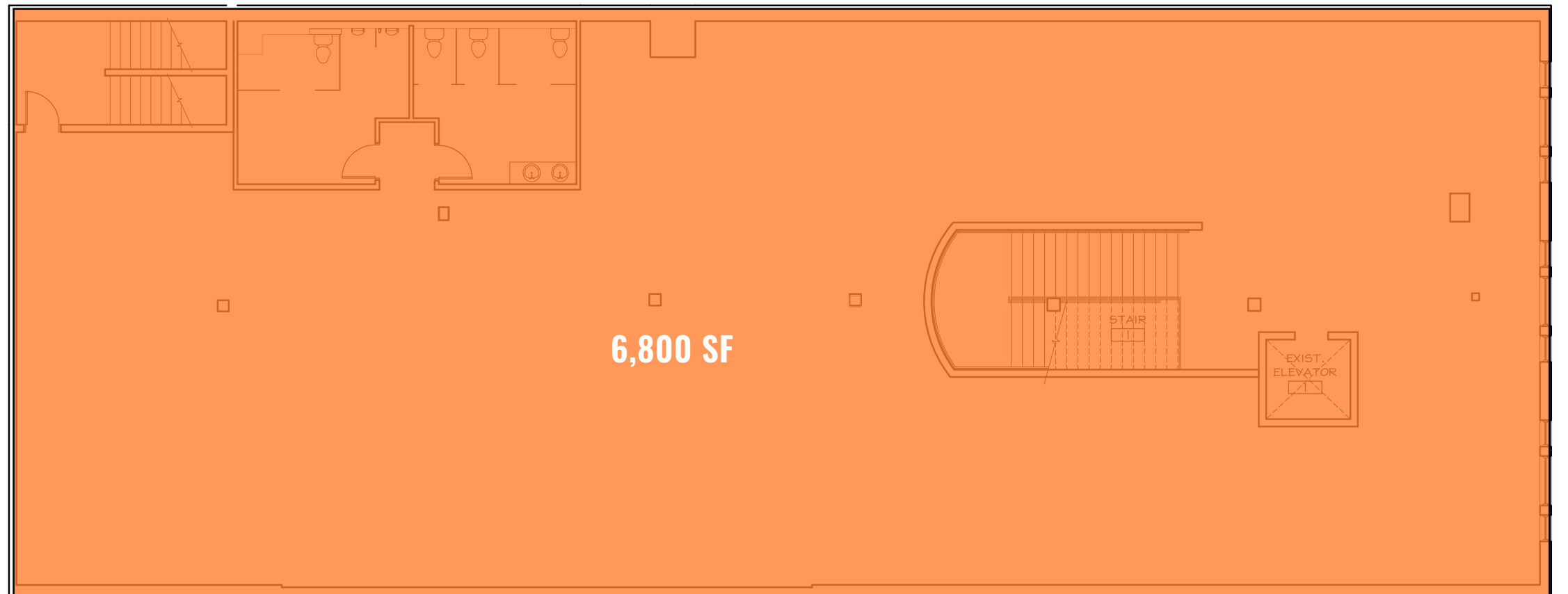
FLOOR PLAN / LOOBY BLOCK

10336 JASPER AVENUE, EDMONTON, AB

MAIN FLOOR: 1,800 SF

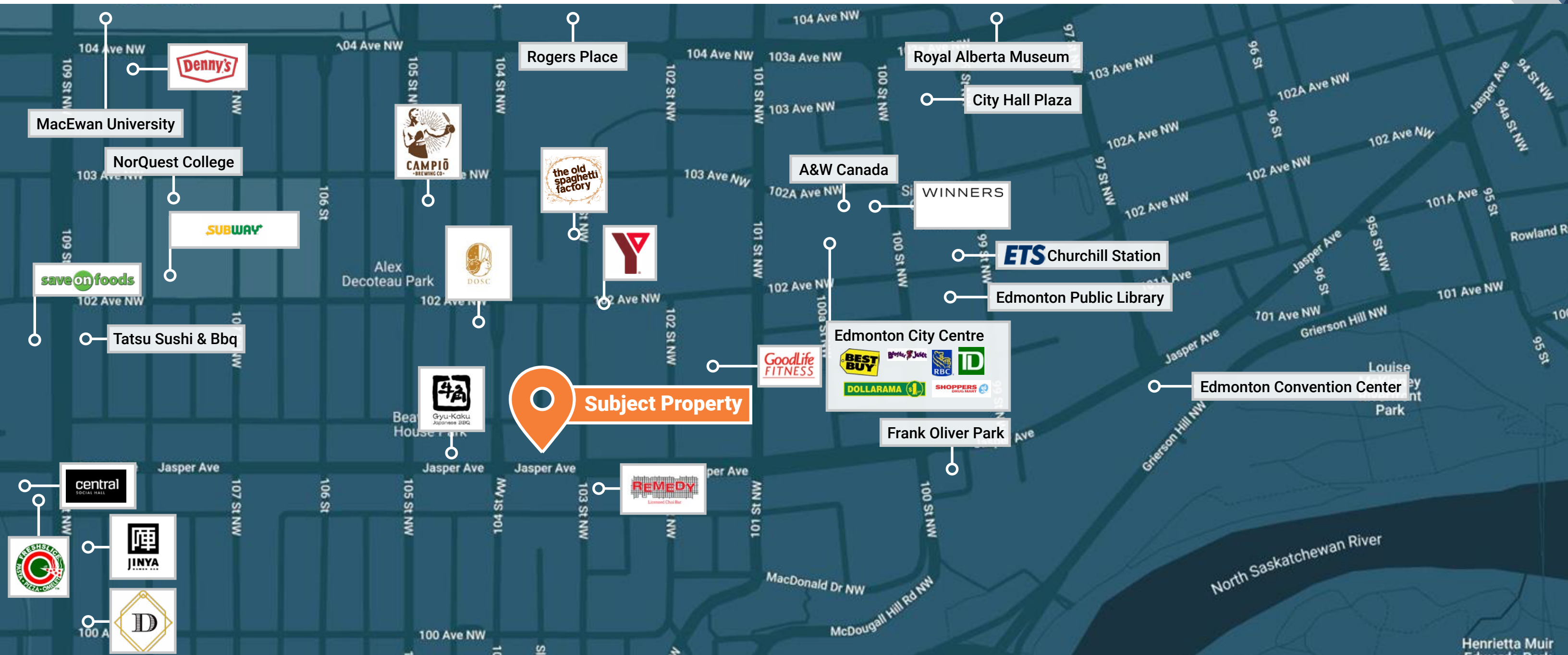


SECOND FLOOR: 6,800 SF



AREA + STATS / LOOBY BLOCK

10336 JASPER AVENUE, EDMONTON, AB



27,016
vehicles
per day



EXPOSURE
Jasper Avenue
& 104 St NW



36.8
median age



\$85,025
household income average
within 3 km



115,311
population
within 3km



MAIN FLOOR
high exposure
retail space



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