

11937 Jasper Ave, Edmonton

High Exposure Jasper Ave Retail



## PROPERTY DETAILS

Address:	11937 Jasper Avenue, Edmonton
Legal:	Plan 0822875, Unit 1
Zoning:	DC (Direct Control)
Total Size:	1,500 SF (+/-)
Possession:	Immediately
Parking:	Dedicated shared stalls & street parking
Sublease Rate:	\$24.00 / SF
Operating Costs:	\$19.75 / SF (estimate includes property tax, CAM, garbage, gas, water)
Signage:	Building

\*Existing shelving + coolers not included



## PROPERTY HIGHLIGHTS

- Recently renovated main floor retail at the Illuminada building
- High exposure to Jasper Avenue with plenty of vehicle and pedestrian traffic
- Previously built-out as AISLE 24 Market
- Ideal for retail, medical and personal services
- Join other nearby businesses including: FN'ZA, Illuminada Dental, Alexander Daniel Hair & Body Boutique, Clementine, Toast Culture, KAYU Aesthetics Skin & Wellness
- Densely populated area with many apartments and condos in walking distance



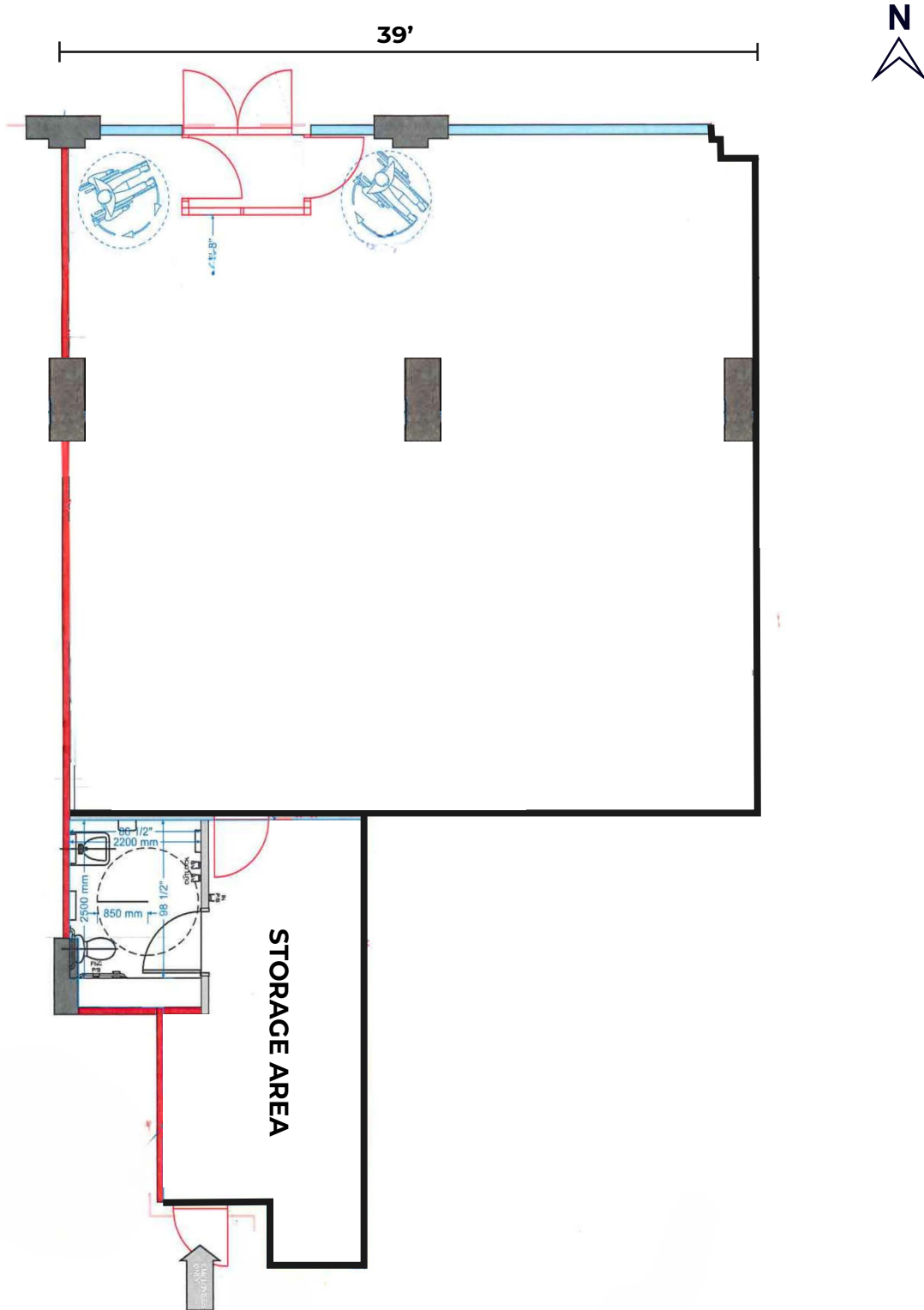
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**JASPER AVE**



Disclaimer: This floorplan is for illustrative purposes only and is not to scale. All measurements, dimensions, and layouts are approximate and should not be relied upon as exact or precise.



# PROPERTY LOCATION

11937 Jasper Avenue, Edmonton

Neighbourhood features:



TRANSIT



BIKE PATHS



DINING



## VEHICLES PER DAY

Jasper Ave: 23,650  
116 Street: 13,008



## AREA POPULATION (within 5kms)

- 213,393 Residents
- 295,913 Daytime Population



## AREA INCOME

- Average household income of \$93,391



## LOCATION FEATURES

- **Prime Location:** Situated on Jasper Avenue, one of Edmonton's most prestigious and vibrant streets.
- **High Visibility:** Excellent exposure to both vehicle and foot traffic.
- **Modern Infrastructure:** Surrounded by well-maintained buildings and amenities.
- **Future Developments:** Ongoing and planned developments in the area promise growth and increased property value.
- **Central Business District:** Located near the heart of Edmonton's downtown, offering proximity to major business and financial institutions



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