

SIGNAGE

DISTRICT 23

9204 23 Avenue NW Edmonton AB

ROMI SARNA AND ASSOCIATES

SIGNAGE

FOR LEASE

The information contained herein was contained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the Purchaser/Tenant.

SIGNAGE

DISTRICT 23

is poised to redefine retail in Edmonton, offering an unparalleled opportunity to thrive in one of the city's most vibrant and dynamic neighbourhoods.

WHY DISTRICT 23?

Prime Location: Being just a stone's throw away from South Edmonton Common but with better access and 23 Ave visibility, means your business will benefit from the vast customer base that frequents the area daily

Excellent Transportation Links: Located near major roads (Gateway Boulevard/Calgary Trail, 91 Street, Anthony Henday, etc.) and public transportation hubs, customers can reach District 23 with ease

<u>Surrounding Demographics:</u> This is a highly established area surrounded by a diverse and growing population; across the street, Edmonton Research Park hosts over 55 companies and 1,500+ employees

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SIGNAGE

AERIAL MAP

-SITE

HOUSEHOLD INCOME

\$

\$°.

Avg. Household Income Avg. Household Spending

e \$107,000 ng \$125,042

POPULATION & EXPOSURE

- Population: 167,948
- Households: 61,772
- Median Age: 35.7
- 23 Avenue: 31,342 VPD
- 91 Street: 38,559 VPD
- Parsons Road: 21,608 VPD



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AERIAL MAP



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PROPERTY DETAILS



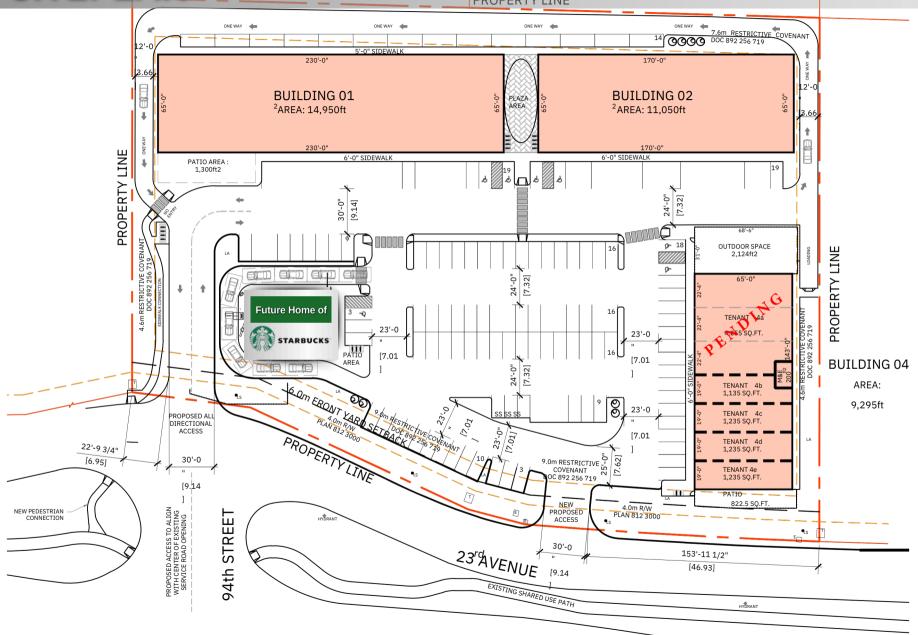
Transaction Type	For Lease
Address	9204 23 Ave NW Edmonton AB
Zoning	IB
Site Area	3.32 Acres
Phase I	9,160 Sq. Ft.
Phase I Parking	100 Stalls
Phase 2	26,000 Sq. Ft.

Lease Rates	Starting at \$35.00
Op Cost	\$13.00 / SqFt / Annum (est. 2024)
Phase 1 ETA	Q2-Q3 2025

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SITEPLAN

PROPERTY LINE



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CONTACT US

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MaxWell

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Polaris

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