

Cy Becker

Exciting New Retail Development

167th Avenue & 44th Street
Edmonton, Alberta
www.cbre.ca

Multiple Bay Size Options From 900 - 10,560 SF



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Cy Becker is located just west of Manning Drive at the intersection of 167th Avenue and 44th Street. This community commercial site offers great visibility and access along 167th Avenue, seeing over 7,600 vehicles per day.

Convenient vehicle access and within walking distance of residential areas, the site is intended to provide the daily retail and medical needs of the surrounding community. The site benefits from close proximity to Anthony Henday Drive and major arterials such as 167th Avenue and Manning Drive.

Municipal Address	167 th Avenue & 44 th Street
Site Size	4 acres
Available Area	Unit sizes from 900 sq. ft.
Site Coverage	18.3%
Op Costs	(est.) \$18.00 - \$19.00
Lease Rate	Market
Available	Q4 2024

Area Demographics

	1 km Radius	3 km Radius
Estimated Population (2020)	6,845 km	49,036 km
Projected Population (2025)	7,616 km	54,456 km
Projected Population Change (2020-2025)	11.3%	11.1%
Average Household Income	\$113,286	\$111,970



Site Plan

7,600 VPD

Along 167th Avenue (2018)

Major Nearby Amenities

50th Street Market

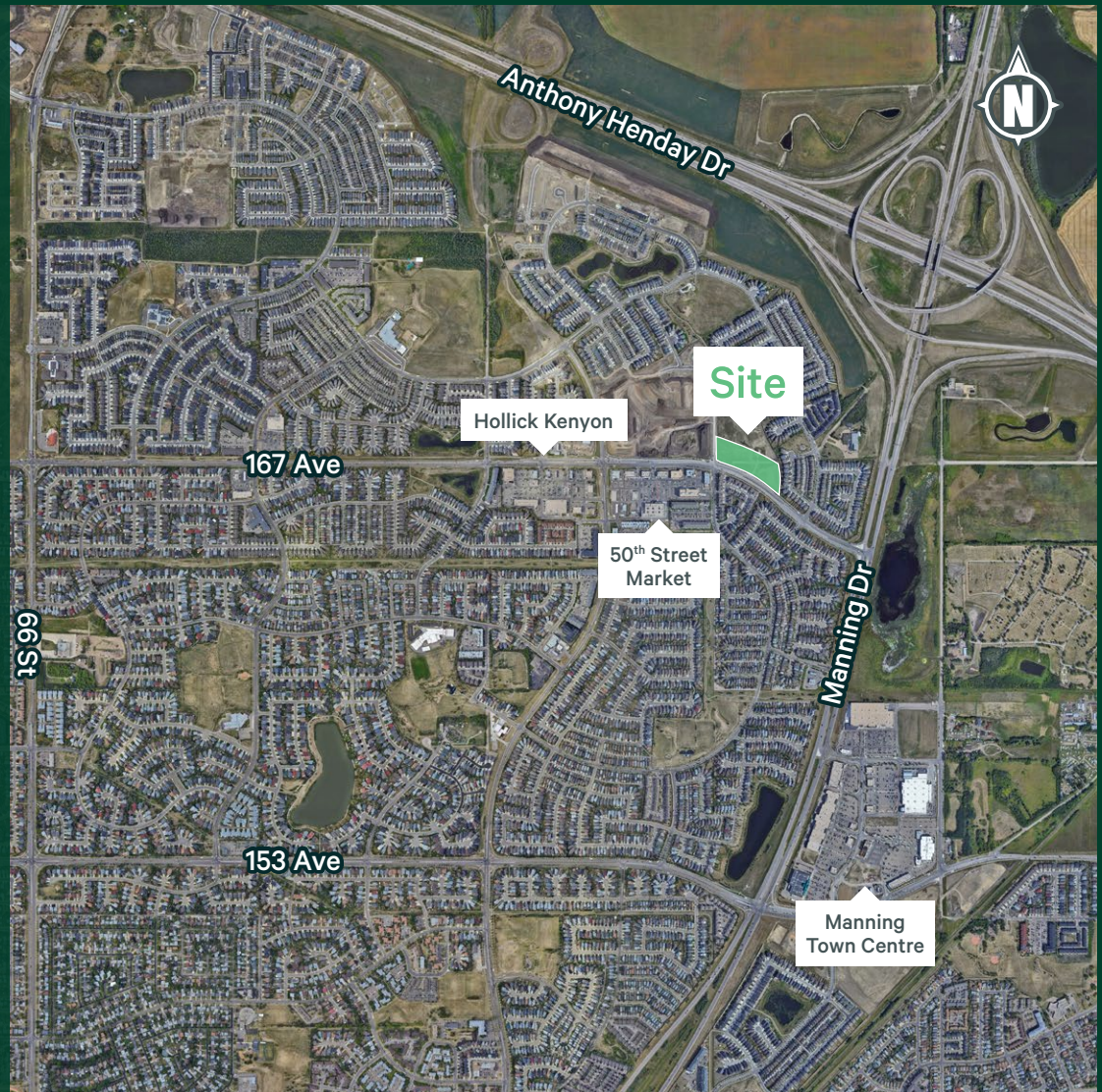
- + Save-On-Foods
- + Starbucks
- + Royal Pizza
- + Orangetheory Fitness
- + CIBC
- + Petro-Canada

Hollick Kenyon

- + Shoppers Drug Mart
- + Tim Hortons
- + Original Joe's
- + TD Canada Trust
- + RBC
- + Scotiabank

Manning Town Centre

- + Canadian Tire
- + Cabela's
- + Lowe's
- + Cineplex Odeon
- + McDonald's
- + The Canadian Brewhouse
- + Dollarama
- + Shell



Contact Us

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