

**AVISON  
YOUNG**

**ChoiceProperties**

**Retail for Lease**  
Clareview Town Centre  
Edmonton, AB

# Requesting Expressions of Interest by July 1, 2022

**New Pad and CRU Opportunity**



**Get more  
information**

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# Clareview Town Centre

 4970 137 Avenue, Edmonton, AB

- New high profile opportunity for stand alone drive through, endcap drive through and CRU
- Located on one of the highest profile corners in all of Edmonton
- Traffic counts of 50,600 vehicles per day along 137 Avenue (2018)
- Over 177,000 people within a 5km radius of the site (2021 estimate)
- Join Real Canadian Superstore, Sleep Country, GoodLife Fitness, Shoppers Drug Mart and more



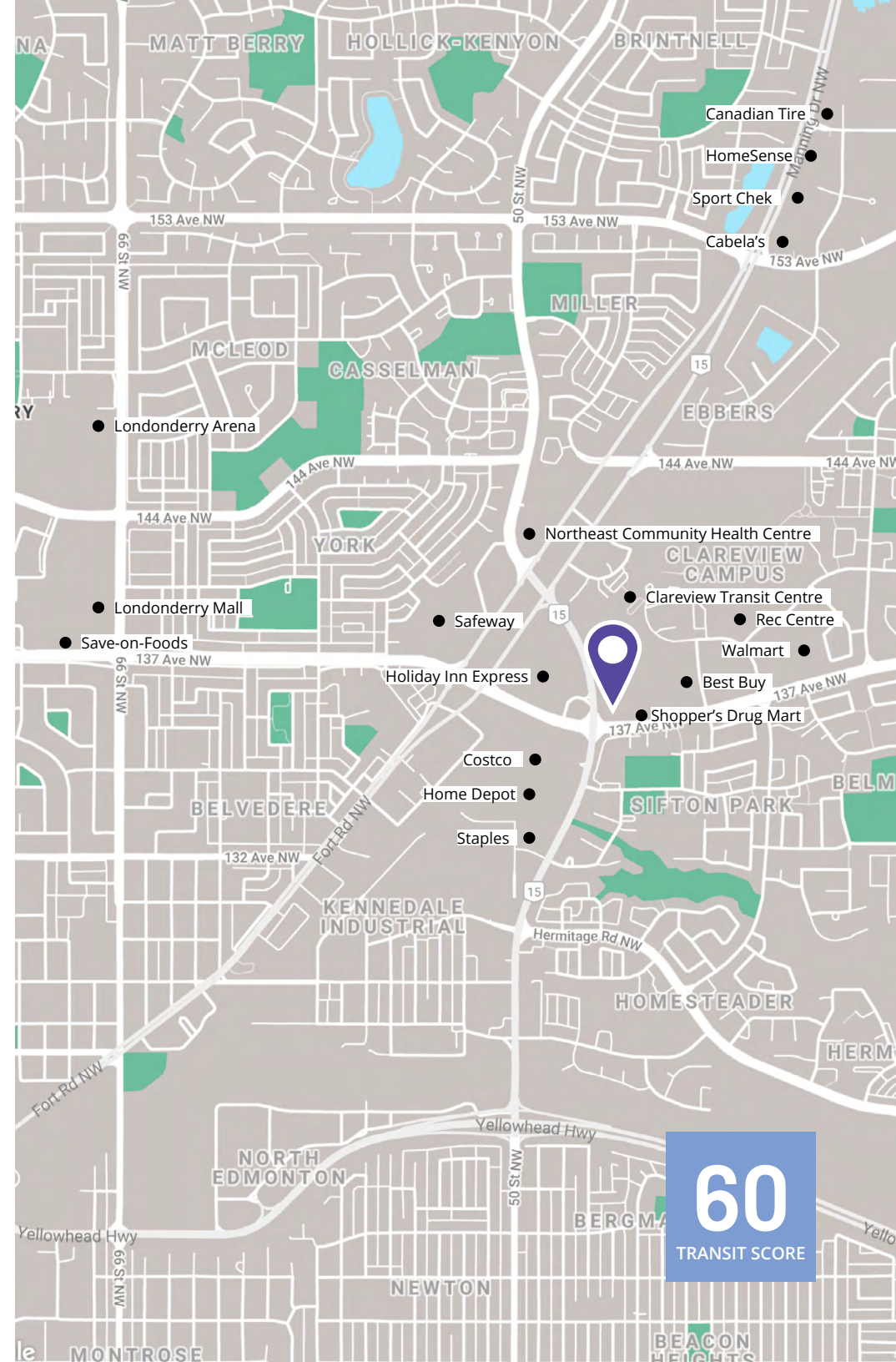
Located in close proximity to the Clareview LRT Station (9 minute walk)



4 min drive from Clareview Recreation Centre and Public Library

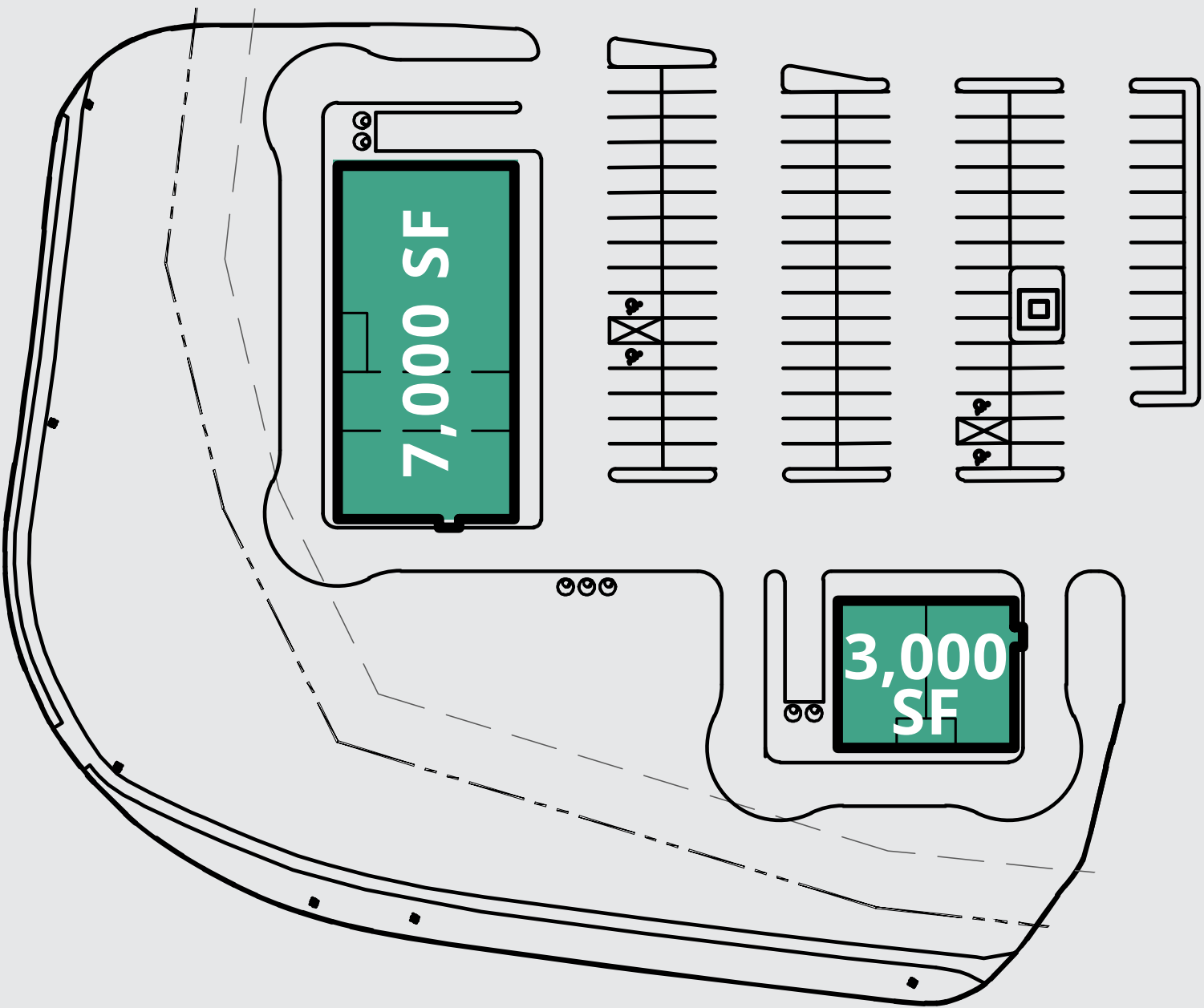


Nearby retailers include Walmart, Costco, Home Depot, Safeway, and Michaels



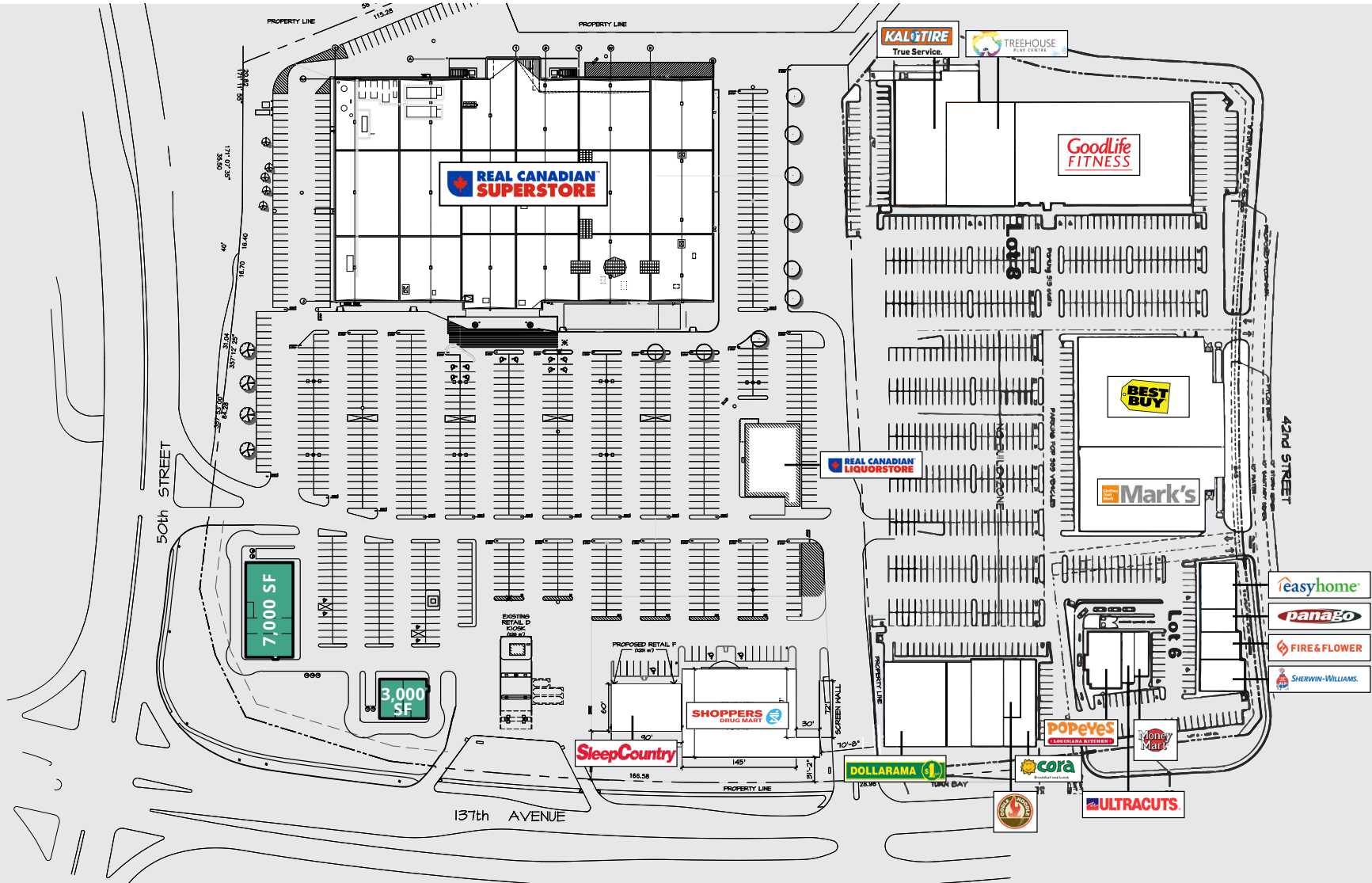
# Site Plan

Claireview Town Centre  
4970 137 Avenue  
Edmonton, AB



# Site Plan

Claireview Town Centre  
4970 137 Avenue  
Edmonton, AB



Population  
**185,881**



**50,600** vpd intersection  
of 137 Ave & 50 St (2018)



Average household income  
**\$96,196**



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