

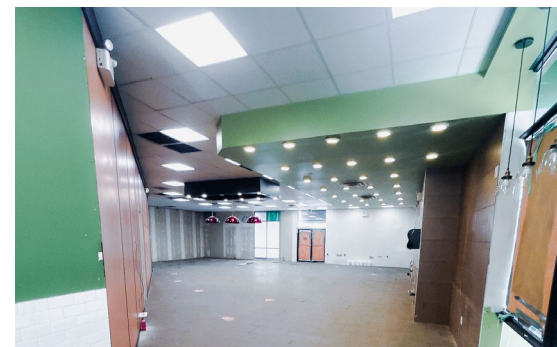
## COURTYARD BLOCK

Unit 11204, 11206 Jasper Avenue, Edmonton, AB

2,900 SF

END CAP UNIT AVAILABLE

# RETAIL FOR LEASE



- End cap available with food service build out
- Professionally Managed Centre
- Approximately 71 surface parking stalls on site
- Great exposure, and easy access/ egress to Jasper Avenue via 112 ST & 113 ST

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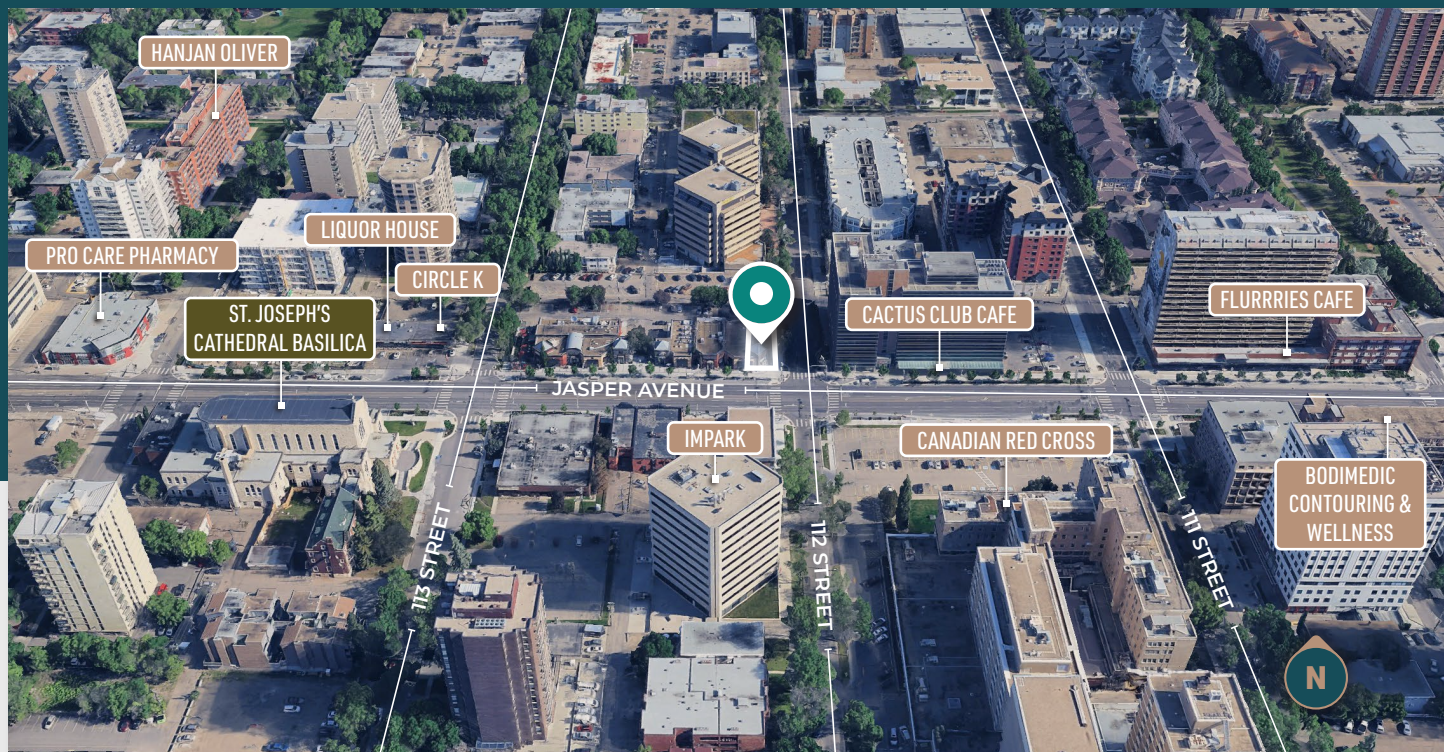


# MARKET INSIGHT

Courtyard Block is an iconic and storied property prominently stationed along Edmonton's downtown marquee corridor: Jasper Avenue. This individualized location offers a rare breed of both pedestrian and vehicle presence. This unparalleled exposure is then encapsulated with the distinctive feature of free customer parking. Enshrine your business into one of the stalwarts of central Edmonton commerce.



# LOCATION OVERVIEW



22,900 VPD ON JASPER AVENUE

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## AREA DEMOGRAPHICS

2 KM RADIUS

**126,290**

DAYTIME POPULATION

59,384 residents  
19.5% growth (2018-2025)  
20.0% projected growth (2025-2030)

**49.3%**

20-39 YEARS

8.9% – 0-19 years  
21.7% – 40-59 years  
20.1% – 60+ years

**\$81,738**

AVERAGE HOUSEHOLD INCOME

33,550 – total households  
24.7% earn \$60 - \$100,000  
25.6% earn \$100,000+

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