

For Lease & Pre-Lease



PRIME RETAIL

**5637 RIVERBEND ROAD NW
EDMONTON, ALBERTA**



HIGHLIGHTS

- Now leasing second floor and pre-leasing lower level space
- High traffic neighbourhood shopping centre located in the Brander Gardens area of Riverbend
- Over 1500 households in a 5km radius. Schools and church's in close proximity
- Riverbend has a great tenant mix which includes one of the busiest swim clubs in Canada
- Low vacancy

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$17.66 psf est.
Available:	5637: 900 sq. ft.
Pre-leasing:	Building C - Lower Floor 1,158 sf, 1,183 sf, 1,200 sf & 1,987sq. ft.
Parking:	Ample

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
41,645



Median Age
41.5



Traffic Count
12,200



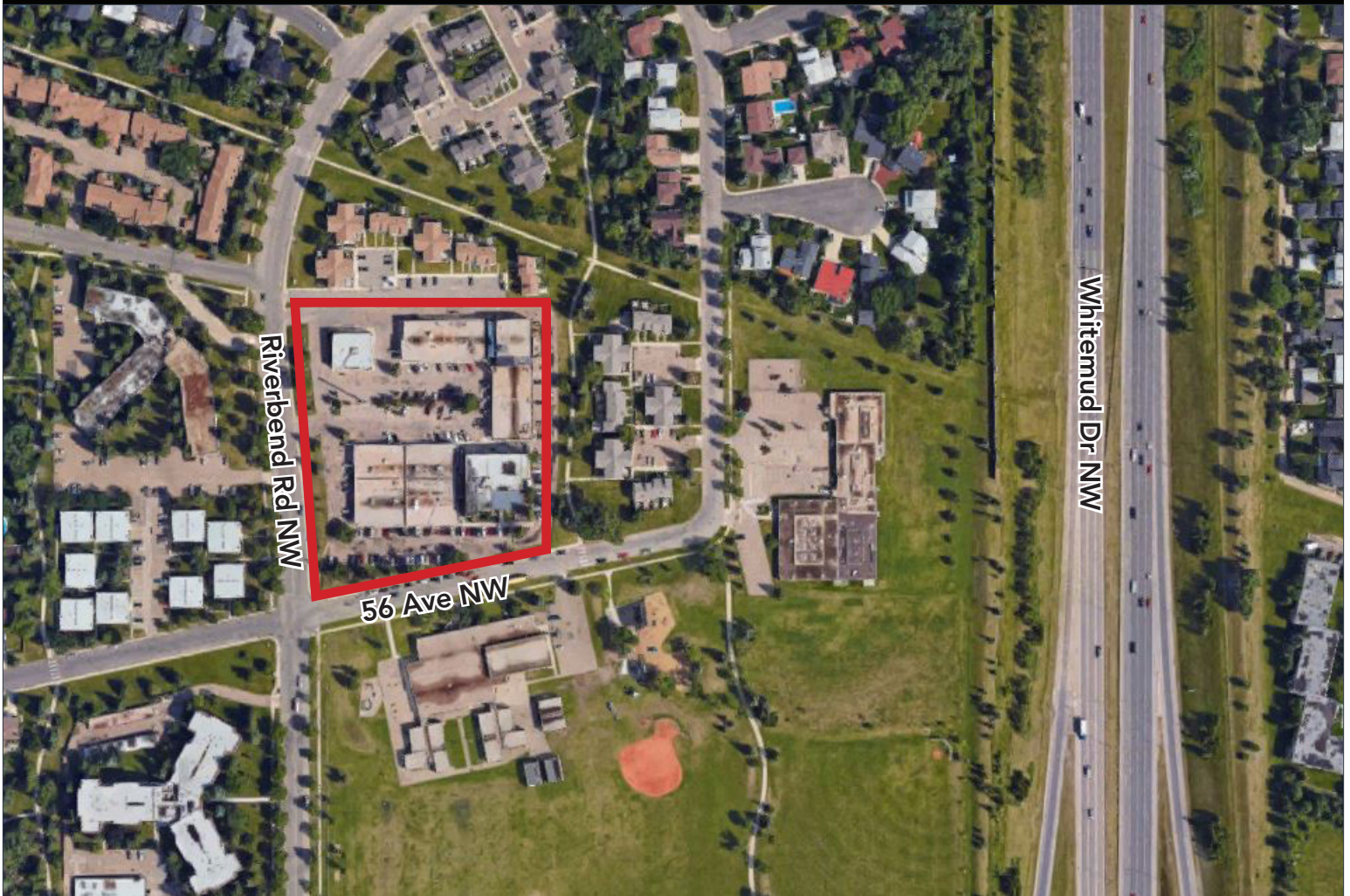
Household Income
\$146,752

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AVENUE | Commercial
Real Estate Solutions

LOCATION

Riverbend Plaza, Edmonton, Alberta



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