

# FOR LEASE



**PARAISO TROPICAL**  
LATIN MARKET

**NEW TENANT**

**EDMONTON'S MOST UNIQUE RETAIL DEVELOPMENT!**

**1,787 - 3,018 SF AVAILABLE IMMEDIATELY**

# MANCHESTER SQUARE

12016 - 107 Avenue NW, **Edmonton, Alberta**

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# PROPERTY HIGHLIGHTS

- One of a kind retail development strategically located in the heart of the Queen Mary Park Neighborhood.
- Come join a wide variety of unique operators including: Rhubarb Café & Cocktails, Arcadia Brewing Co, Western Sandwich Company, The Tin Box, Carbon Environmental, Always Occasions and Douglas Mattress Store.
- Strategically located along 107th Avenue which sees over 22,681 vehicles per day.
- Multiple access points from 107th Avenue and 120 Street.
- Ample on site parking.
- High exposure pylon signage opportunity available.
- (DC2) Site Specific Development Zoning allows for a wide variety of uses.
- Lease Rate: Contact Listing Agent
- Additional Rent: \$13.77 /SF (Est. 2026)

## PROPERTY PHOTO



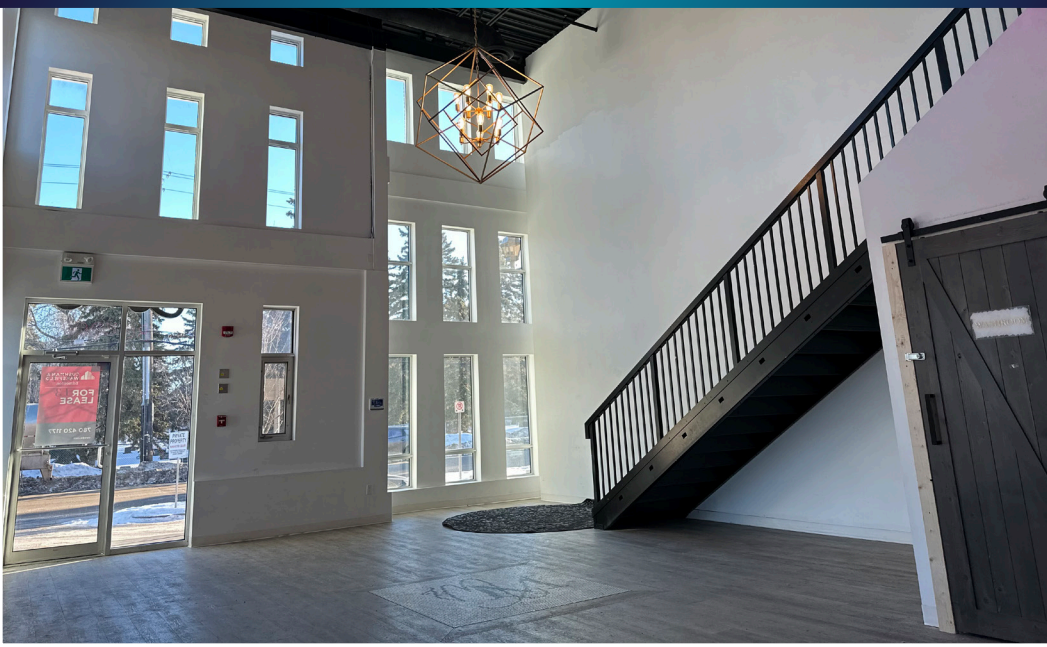
## PROPERTY PHOTO



# PROPERTY DETAILS

<b>Municipal Address:</b>	12016 - 107 Avenue NW
<b>Legal Description:</b>	Lot 1, Block 20, Plan 9223242
<b>Zoning:</b>	(DC2) Site Specific Development Zoning
<b>Neighbourhood:</b>	Queen Mary Park
<b>Built:</b>	2020

**UNIT 13: 1,787 SF (MAIN FLOOR ONLY)**



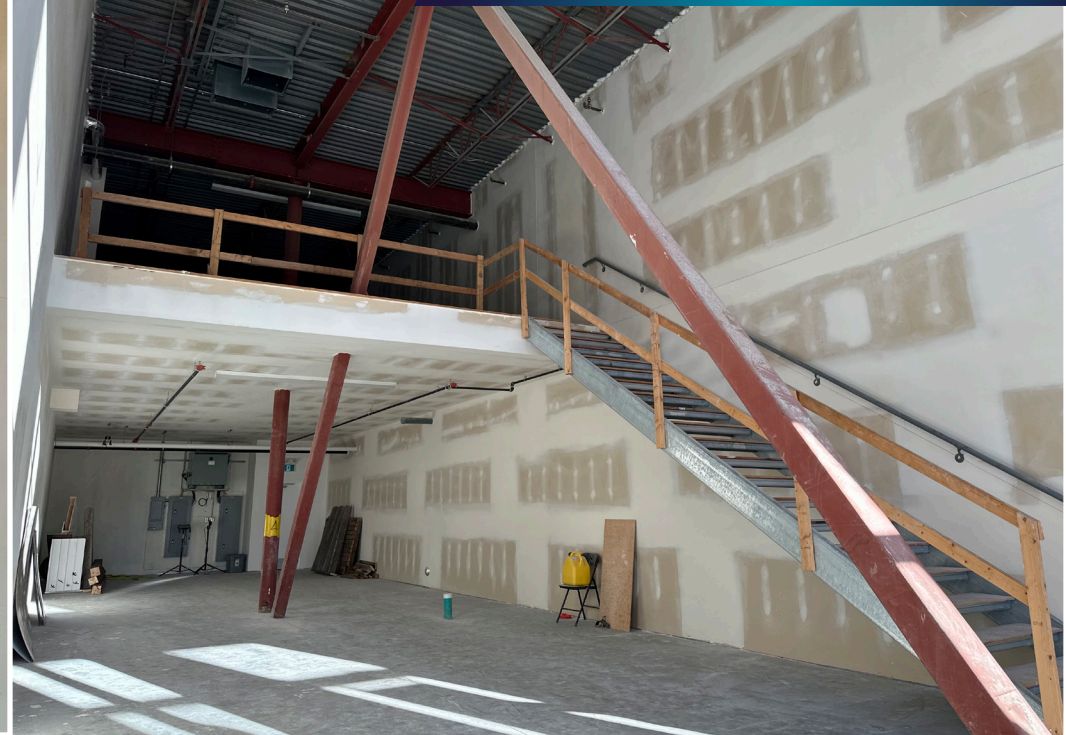
**UNIT 11: 2,988 SF**



**UNIT 14: 2,941 SF**



**UNIT 5: 3,018 SF**



**UNIT 9: 2,955 SF**

**LEASED!**



**FULLY FIXTURED RESTAURANT!**



**UNIT 10: 2,998 SF**

**LEASED!**



**UNIT 7: 3,056 SF**

**LEASED!**



**UNIT 8: 2,924 SF**

**LEASED!**



**UNITS 18 & 19: MAIN & SECOND FLOOR - 2,453 SF**

**LEASED!**



**LEASED!**



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
14,064	88,141	208,310



## AVERAGE INCOME

1km	3km	5km
\$94,276	\$102,779	\$106,746



## HOUSEHOLDS

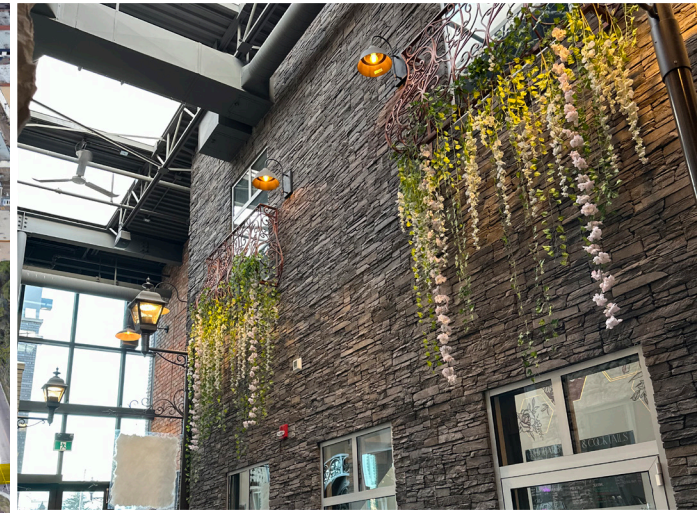
1km	3km	5km
7,829	46,123	99,979



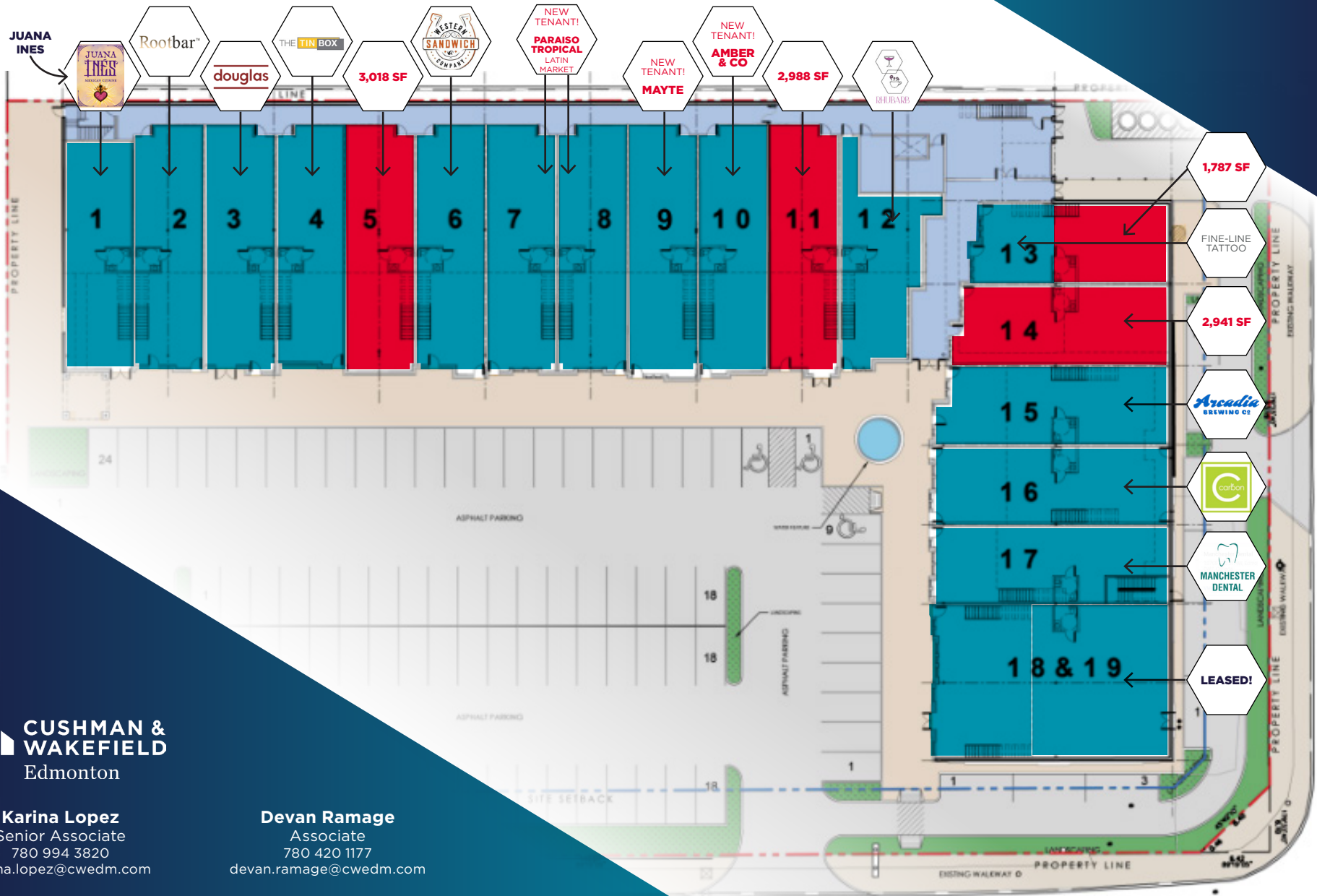
## VEHICLES PER DAY

107 Ave VPD (2023): 22,681  
 124 Street VPD (2023): 17,093  
 117 Street VPD (2023): 11,718

## AERIAL VIEW



# SITE PLAN



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← **107 AVE** **22,681 VPD** →