



**REDEFINE
THIS
SPACE**



1154 SF OF HIGH
EXPOSURE RETAIL
SPACE AVAILABLE
IMMEDIATELY

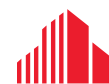
DAVIES CORNER SHOPPING CENTRE

7434 - 68 AVENUE NW,
EDMONTON, AB

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

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Seif Jiawaji
Senior Associate
780 905 7143
seif.jiawaji@cwedm.com



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WAKEFIELD**
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PROPERTY HIGHLIGHTS

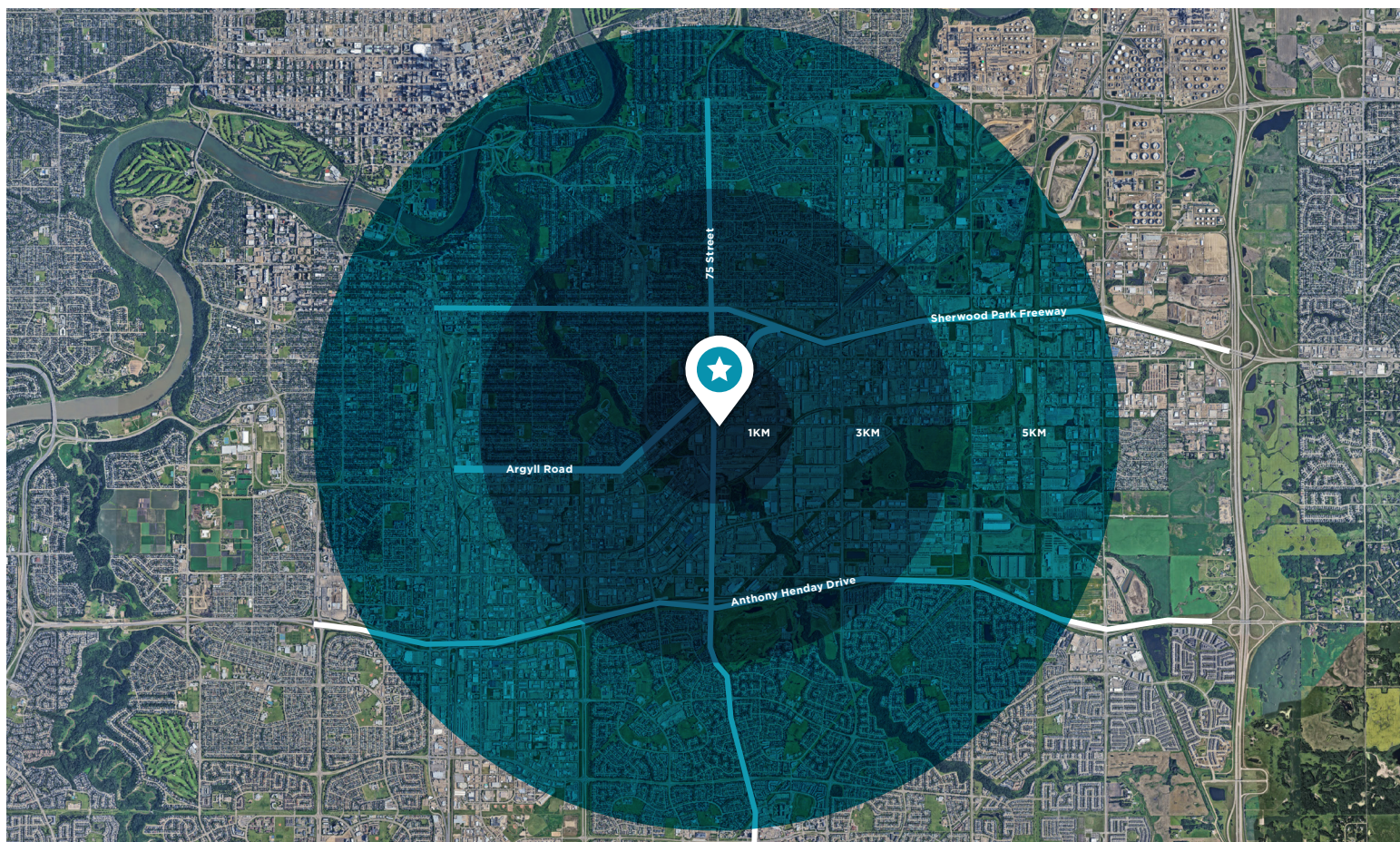
- 1 **High exposure retail development** strategically located along 75 Street NW, in South East Edmonton.
- 2 **Join existing tenants:** Subway, Edo Japan, Bar Burrito, Starbucks and many more.
- 3 Located 500m away from Davie's LRT Station.
- 4 **Business Commercial Zone (BC)** - Zoning allows for ample uses.
- 5 **User Options:** Cannabis Retail Store, Non-competing Food and Drink Service, Health Service, Indoor Sales and Service, Liquor Store.

PROPERTY DETAILS

Municipal Address:	7434 - 68 Avenue NW, Edmonton, AB
Zoning:	Business Commercial Zone (BC)
Parking:	Ample
Power	3 phase - 347/600V
Lease Rate:	Market
Operating Costs:	\$24.16
Building Construction:	2021
Availability:	Immediate



LOCATION



DEMOGRAPHICS



HOUSEHOLDS

1KM	3KM	5KM
585	15,126	55,370



POPULATION

1KM	3KM	5KM
1,457	35,214	131,279



VEHICLES PER DAY

Argyll Road: 19,388 VPD
75 Street: 29,882 VPD



AVERAGE INCOME

1KM	3KM	5KM
\$126,644	\$121,540	\$119,543



ENDLESS POSSIBILITIES: RE-IMAGINE, REDESIGN, REPOSITION



POTENTIAL FOR PIZZA, DONAIR,
SHAWARMA, CHICKEN



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