



CY BECKER

42 STREET & 167 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

Cy Becker will serve northeast Edmonton as it continues to grow. With its proximity to Anthony Henday Drive ring road and Manning Drive, the site is easily accessible from major traffic routes and offers excellent exposure along 167 Avenue.

Cy Becker is at the centre of an award-winning Qualico residential community of the same name and is positioned to become a popular service stop for residents entering the neighbourhood.



+ PROPERTY DETAILS



SITE AREA
10 Acres



RENTAL RATE
\$40.00–42.00/SF
(est.)



AVAILABILITY
Pre-Leasing



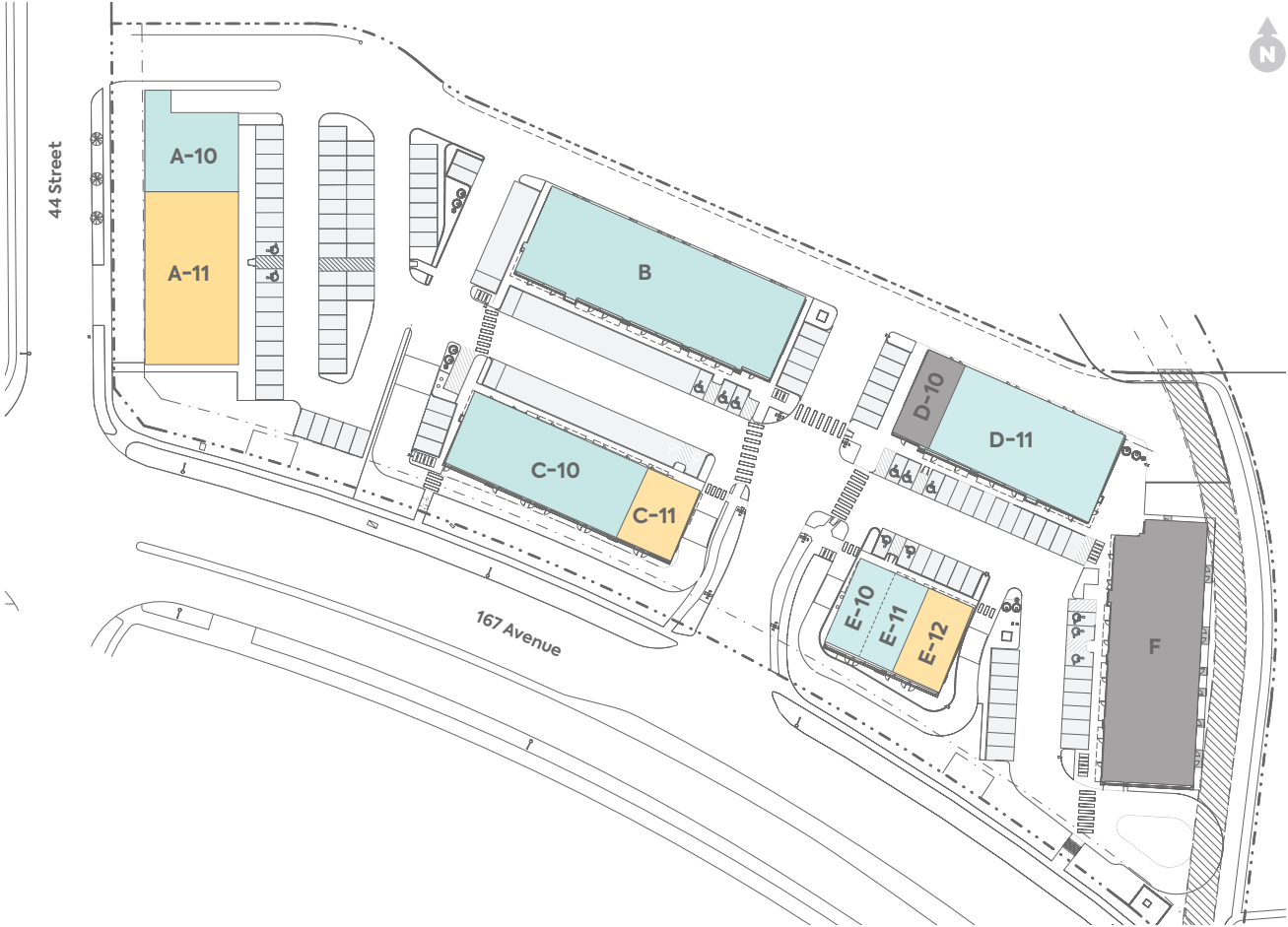
GROSS BUILDING AREA
60,200 SF



OPERATING COSTS
TBD

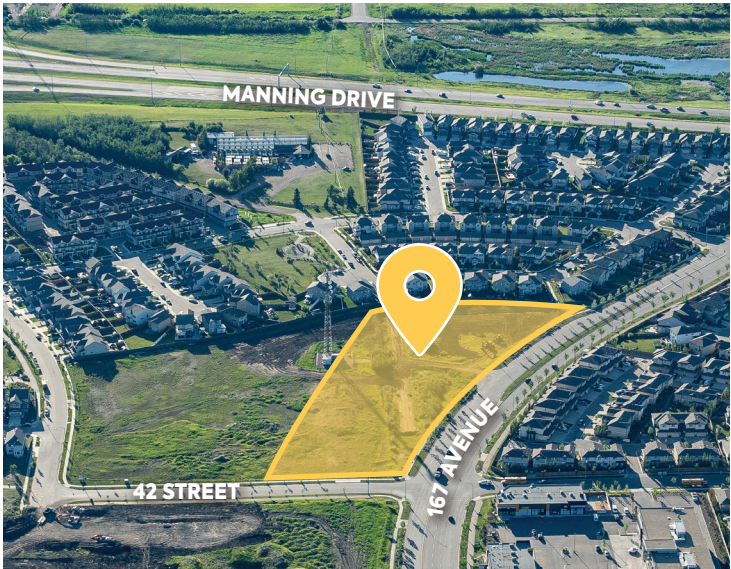


PARKING RATIO
5/1,000 SF



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from EnviroNics Analytics.

A-10	AVAILABLE	3,000 SF
A-11	PENDING	7,000 SF
B	AVAILABLE	10,873 SF
C-10	AVAILABLE	5,670 SF
C-11	PENDING	2,300 SF
D-10	Dentist	2,074 SF
D-11	AVAILABLE	7,056 SF
E-10	AVAILABLE	1,550 SF
E-11	AVAILABLE	1,200 SF
E-12	PENDING	2,000 SF
F	Kepler Academy	10,000 SF





+ AREA DEMOGRAPHICS

Cy Becker



POPULATION

1 KM	3 KM	5 KM
9,774	59,958	131,687



HOUSEHOLDS

1 KM	3 KM	5 KM
3,179	18,538	44,494



AVERAGE INCOME

1 KM	3 KM	5 KM
\$136,372	\$126,830	\$119,153



VEHICLES PER DAY

Approx. 7,600 along 167 Avenue



CONTACT



CAMILLE LORIEAU

780.508.0204

clorieau@qualico.com

LISTING AGENT:

JAMES YOUNG

780.917.4643

james.young@cbre.com