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# Clareview Town Centre

 4970 137 Avenue, Edmonton, AB

- High profile 7,257 SF free standing pad opportunity with patio
- Located in one of northeast Edmonton's most prominent power centre's located along the 137 Avenue retail corridor
- Traffic counts of 50,600 vehicles per day along 137 Avenue (2018)
- Over 173,000 people within a 5km radius of the site (2020 estimate)
- Join Real Canadian Superstore, Sleep Country, GoodLife Fitness, Shoppers Drug Mart and more



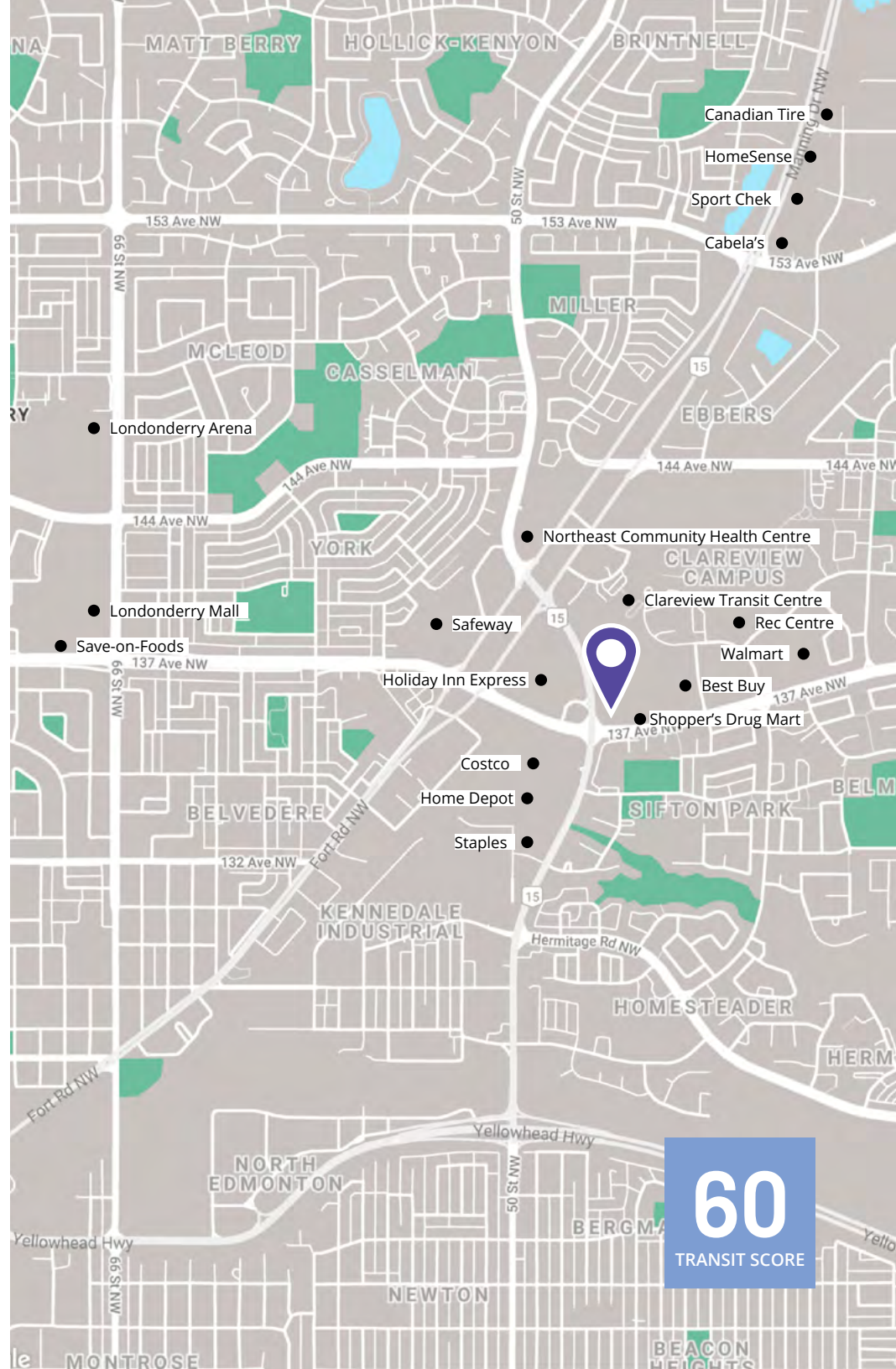
Located in close proximity to the Clareview LRT Station (9 minute walk)



4 min drive from Clareview Recreation Centre and Public Library



Nearby retailers include Walmart, Costco, Home Depot, Safeway, and Michaels

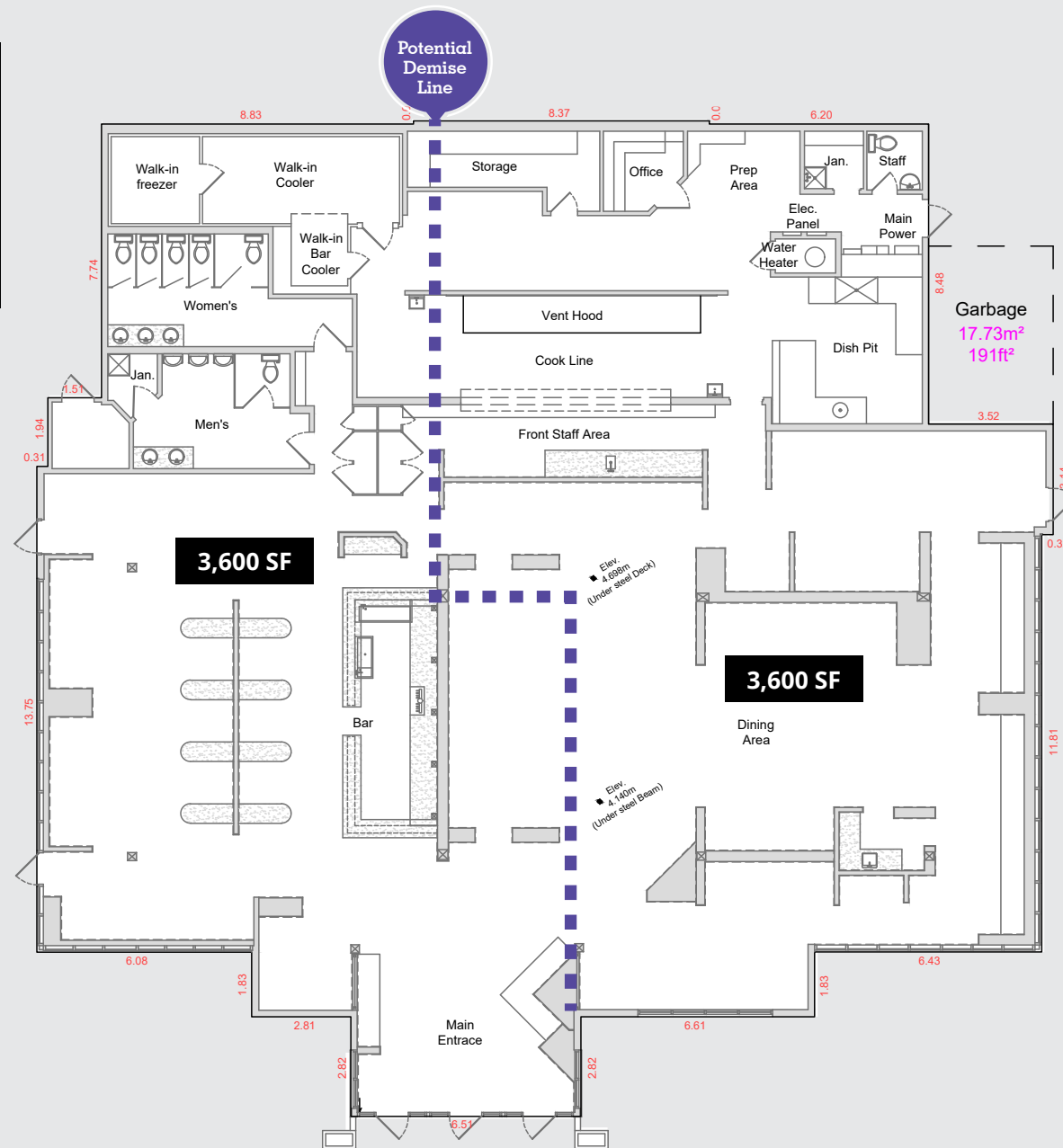


# Premises Plan

Claireview Town Centre  
4970 137 Avenue  
Edmonton, AB

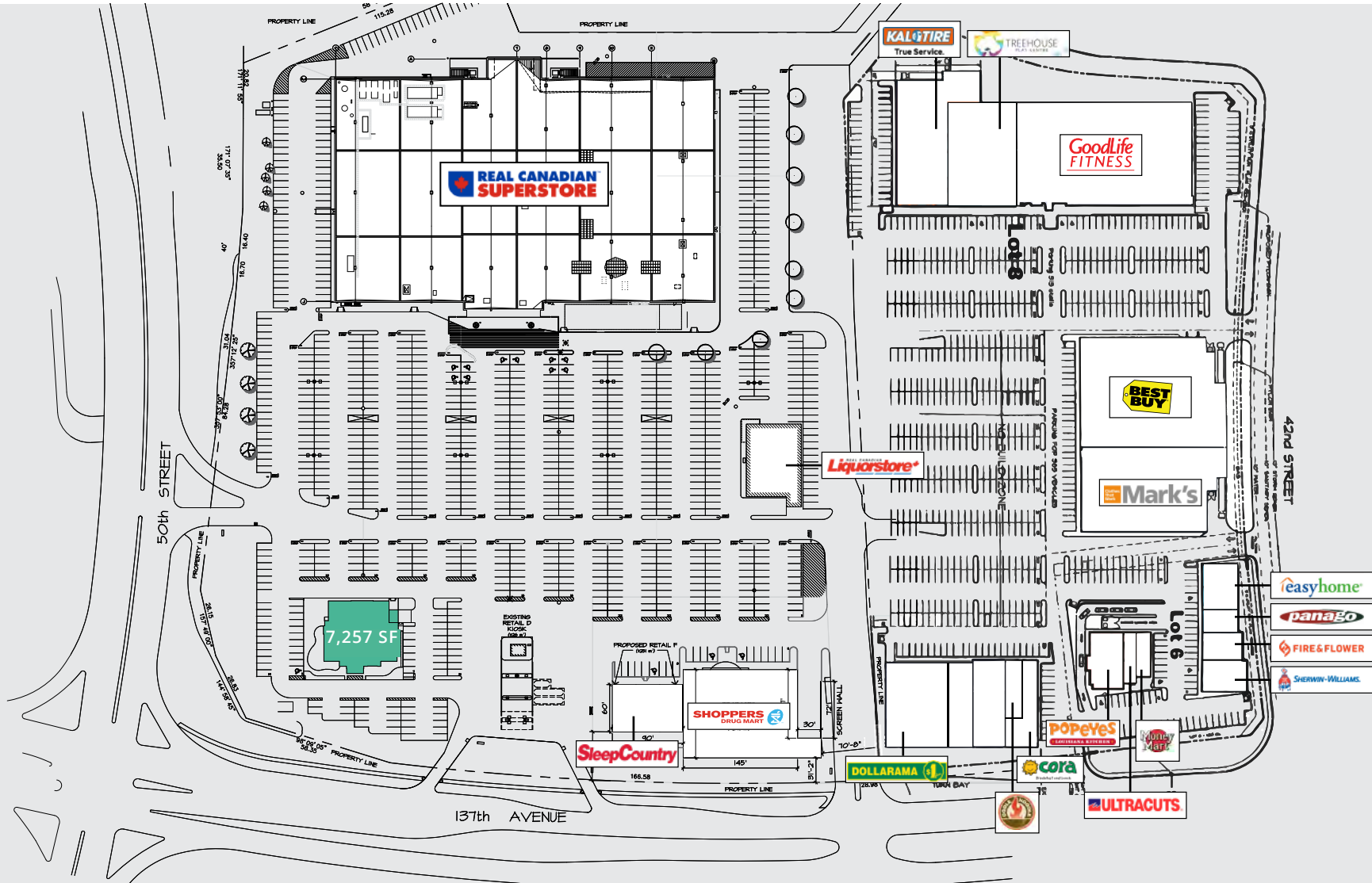
## Potential to demise the building into two units:

- 3,600 SF with drive through (\*subject to municipal approval)
- 3,600 SF with patio potential



# Site Plan

Claireview Town Centre  
4970 137 Avenue  
Edmonton, AB



Population  
**185,881**



**50,600** vpd intersection  
of 137 Ave & 50 St (2018)



Average household income  
**\$96,196**

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**ChoiceProperties**

**Retail for Lease**  
Clareview Town Centre  
Edmonton, AB



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## Retail for Lease

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