



**AICRE**  
COMMERCIAL

**FOR LEASE**

RITCHIE RETAIL  
1,000 - 3,500 SF (+/-)

**8001 & 8005 102 Street, Edmonton**

**JOSAN BLOCK**



RENDERING FOR PROPOSED FAÇADE IMPROVEMENTS

## HIGHLIGHTS

- Located two blocks south of Whyte Avenue in the desirable Ritchie neighbourhood
- Secured fenced and gated staff parking
- Façade improvements planned 2024
- Opportunities for a patio, outdoor play area and building signage
- Building security system with cameras
- Excellent location with easy access to downtown, Whyte Avenue, 99 Street and Gateway Boulevard
- Neighbouring businesses include: Mr. Derk, Blondie, Pablo Cheese Tart, Strathcona Spirits Distillery, Narayanni's Indian Restaurant, Mod Uncorked and Pedego Electric Bikes
- Vibrant community with a great mix of residential and local retailers, cafes and professional services



<b>99 Street:</b>	<b>28,200 (+/-) VPD</b>
<b>Whyte (82) Avenue:</b>	<b>27,600 (+/-) VPD</b>
<b>104 Avenue:</b>	<b>30,200 (+/-) VPD</b>
<b>Gateway Boulevard:</b>	<b>30,200 (+/-) VPD</b>



**Average household income of \$95,926**  
**23.0% of households earn \$60 - \$100K**  
**32.0% of households earn < \$100,000**

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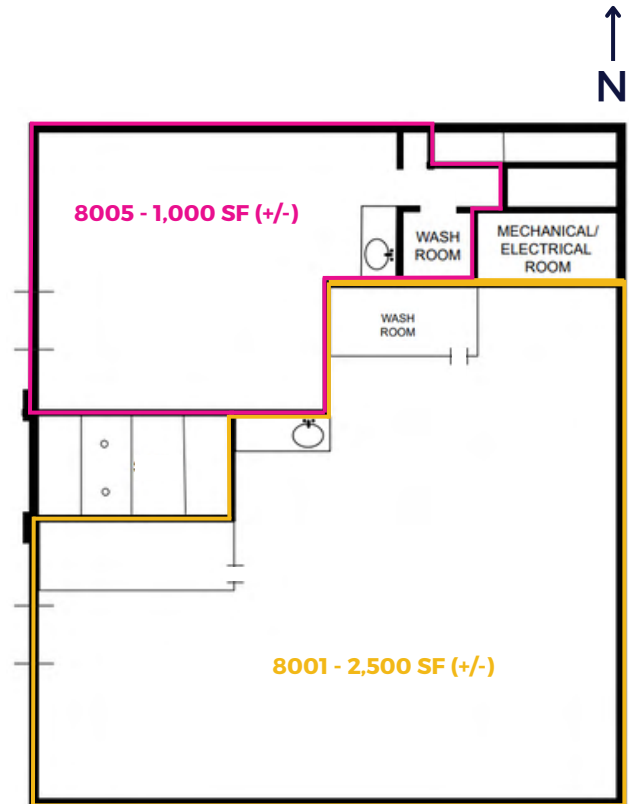
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## PROPERTY DETAILS

<b>ADDRESS:</b>	8001/5 102 Street, Edmonton
<b>LEGAL:</b>	Plan 9422905, Block 51, Lot 24A
<b>ZONING:</b>	CB2 (General Business Zone)
<b>TOTAL SIZE AVAILABLE:</b>	3,500 SF (+/-)
<b>UNIT 8001:</b>	2,500 SF (+/-)
<b>UNIT 8005:</b>	1,000 SF (+/-)
<b>SIGNAGE:</b>	Building
<b>PARKING:</b>	Reserved staff parking and free street parking
<b>UTILITIES:</b>	Tenant responsible for utilities
<b>OPERATING COSTS:</b>	\$10.00 / SF* *Estimate - Includes snow removal, taxes, insurance etc.
<b>LEASE RATE:</b>	\$18.00 - 22.00 / SF



\*Floor plans for illustrative purposes only

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## EDMONTON'S FAVOURITE URBAN DISTRICT

### GATEWAY BOULEVARD REHABILITATION

The rehabilitation of Gateway Boulevard between University Avenue, 80 Avenue and 82 Avenue will involve replacing the roadway, curb, gutter and sidewalk repair. The start date is early 2023 with completion in 2024.



Over 10,000 people live in Old Strathcona with an average household income of \$96,705. The majority of the population is young, educated and socially progressive.

### STATION PARK

Led by Beljan Developments, Station Park will be an open-air market for local vendors. The new build will be located on the corner of Gateway and 82 Avenue (Beside MKT Fresh Food | Beer Market). Honoring the history of CP Rail, the market space will be comprised of repurposed train shipping containers offering customers a unique indoor and outdoor shopping and dining experience year-round. The project is set to be completed in 2023.



With over 4,000 daily passengers, Old Strathcona offers over 15 bus routes, 65 bus stops, the Metro LRT Line and the future Valley LRT Line.

### ESTABLISHED NEIGHBOURHOODS

Over 42,000 residents people live in Old Strathcona with an average household income of \$96,705. The majority are 20-39 years old, working and raising families. The majority of the population is young, educated and socially progressive.

### OLD MEETS NEW DEVELOPMENT

Old Strathcona is the only designated provincial historic area in the City of Edmonton and is beginning to make room for new shopping and residential developers, including Beljan Development and Cidex Group.

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3,500 SF (+/-)



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