

MIXED-USE HIGHSTREET

# RETAIL FOR LEASE



JINYA RAMEN BAR

1,385 SF AVAILABLE



## MAYFAIR VILLAGE SOUTH

10047 109 Street, Edmonton, AB

- **1,385 SF café fixtured space along 109 Street**
- Located on 109 Street, just south of Jasper Avenue, with exposure to 34,500+ vehicles per day
- High ceilings, an abundance of natural light, open floor plan, and existing improvements
- Ideal for a variety of uses including: personal services, quick-serve restaurants, cocktail bars, specialty foods, and more

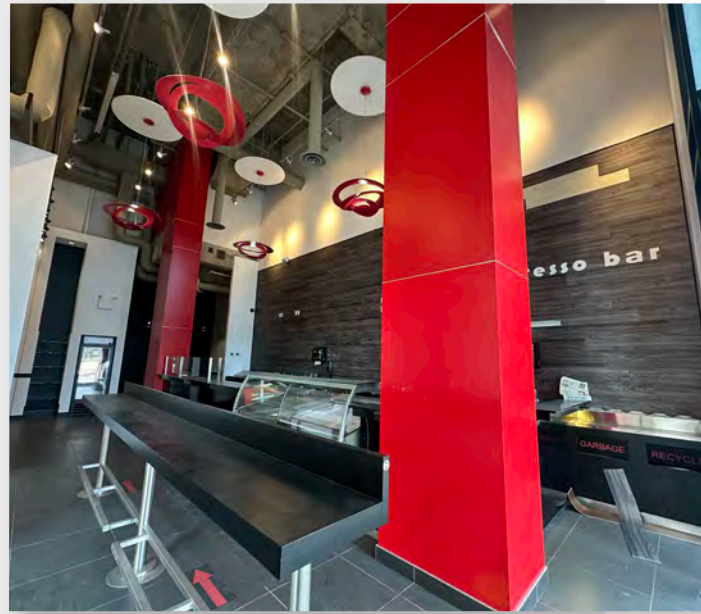
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# PROPERTY FEATURES

Vacancy	1,385 SF
Available	Immediately
Address	10047 109 Street NW, Edmonton, AB
Legal	Plan 1024201, Block 8, Lot A
Zoning	<a href="#">CMU - Commercial Mixed Use</a>
Basic Rent	Negotiable
Op Costs	Cam \$8.24
	Tax \$6.01
	Total \$14.25 PSF
Utilities	Gas and water included Power to be paid by tenant



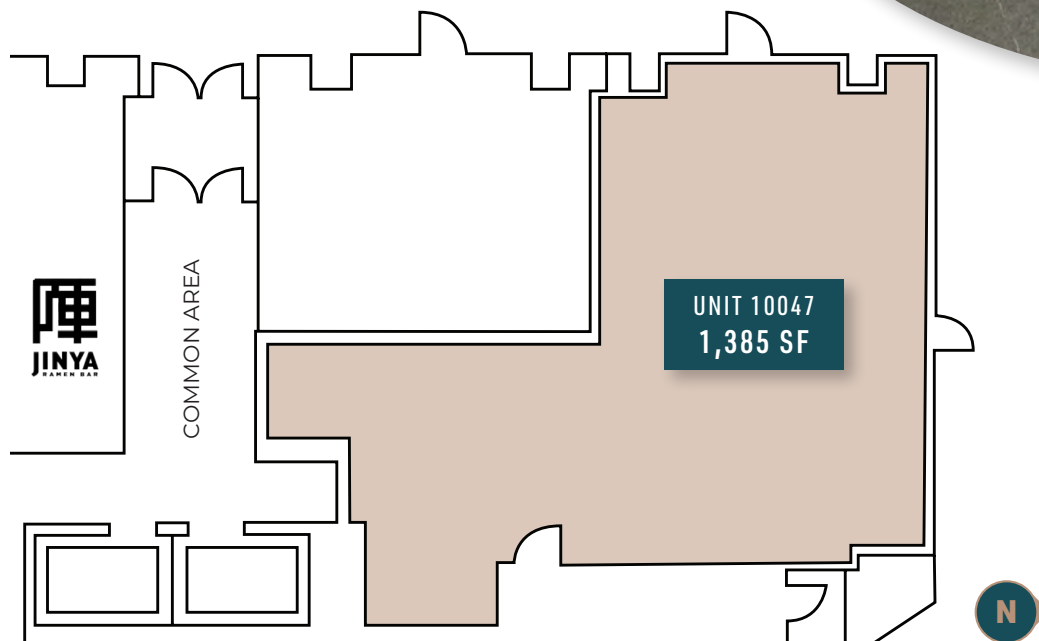
HIGH EXPOSURE ALONG  
109 STREET



SMALL PODIUM UNIT IN  
MIXED-USE BUILDING



FIXTURED CAFE SPACE



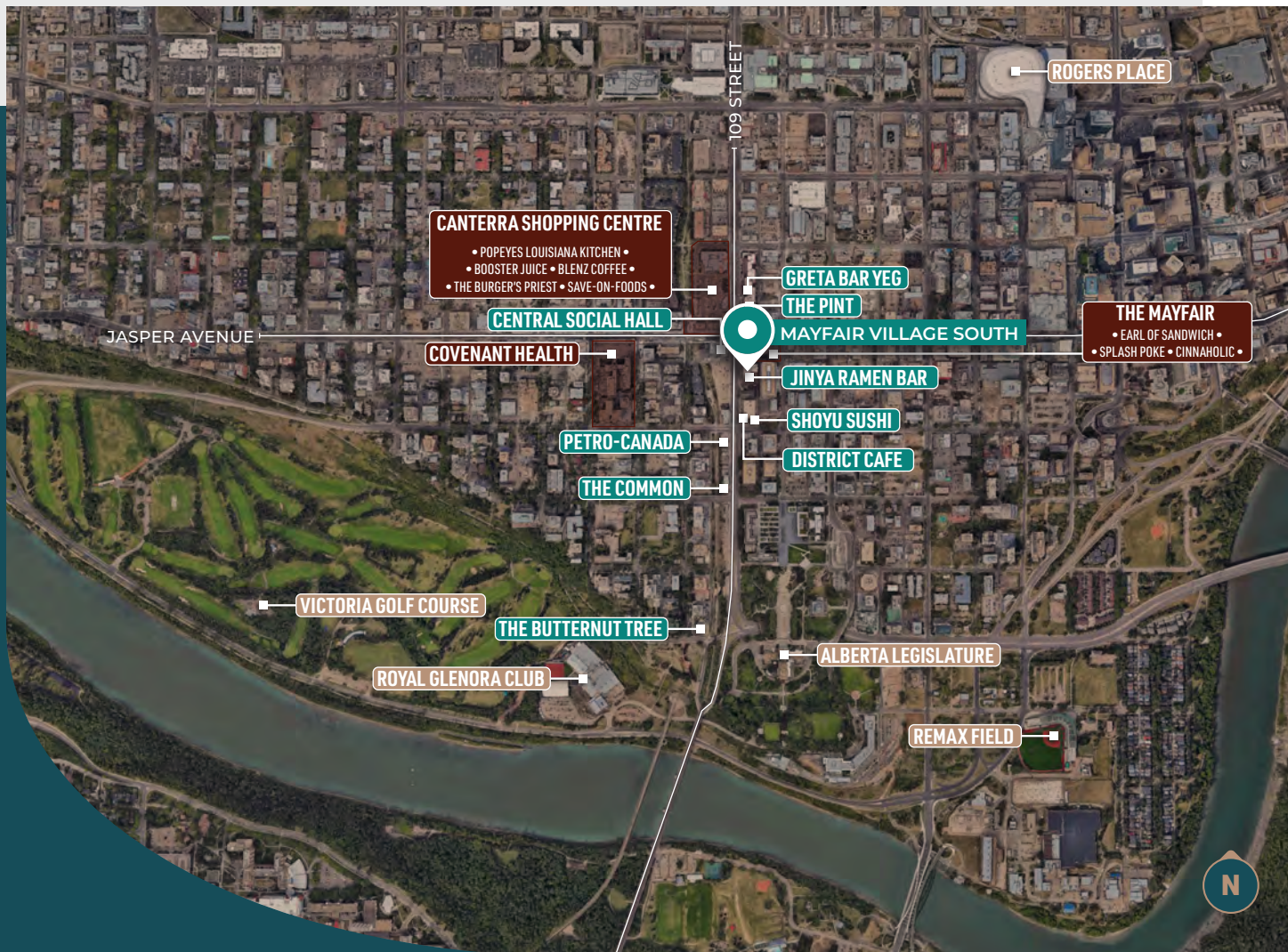
FLOOR PLAN

# THE OPPORTUNITY

MAYFAIR VILLAGE SOUTH IS IDEALLY SITUATED BETWEEN THE GOVERNMENT & FINANCIAL DISTRICTS OF DOWNTOWN, BENEFITING FROM A HEIGHTENED DAYTIME POPULATION.

Located on 109 Street, just south of Jasper Avenue, Mayfair Village benefits from exposure to over 34,500 vehicles per day. The building benefits from a daytime population of over 123,054 people working within a 2km radius along with high-density residential in the vicinity, including built in residents in the floors above.

This café fixtured space features high ceilings, open floor plan, ample natural light, existing improvements, and equipment. This small retail unit is perfectly suited for a variety of uses including personal services, quick serve restaurants, cocktail bars, specialty foods, and more!



# AREA DEMOGRAPHICS

2 KM RADIUS

**123,054**

DAYTIME POPULATION

57,637 residents  
13.9% growth (2018-2024)  
26.3% projected growth (2024-2029)

**49.8%**

20-39 YRS

0-19 yrs = 8.6%  
40-59 yrs = 21.3%  
60+ yrs = 20.3%

**\$83,937**

AVERAGE HOUSEHOLD INCOME

26.1% earn \$60-100,000  
26.4% earn \$100,000+

+ 34,500 VPD ON 109 STREET

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