

For Lease & Pre-Lease



PRIME RETAIL

5637 & 5651 RIVERBEND ROAD NW
EDMONTON, ALBERTA



HIGHLIGHTS

- Now leasing second floor and pre-leasing lower level space
- High traffic neighbourhood shopping centre located in the Brander Gardens area of Riverbend
- Over 1500 households in a 5km radius. Schools and church's in close proximity
- Riverbend has a great tenant mix which includes one of the busiest swim clubs in Canada
- Low vacancy

PROPERTY DESCRIPTION

Base Rent: Market

Op Costs & Taxes: TBD

Now Leasing: 5651: 1,900 sq. ft.

Pre-leasing: 5637: 876 - 4,300 sq. ft.
5637C: 1,800 sq. ft.
Building C - Lower Floor

Parking: Ample

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
41,645



Median Age
41.5



Traffic Count
12,200



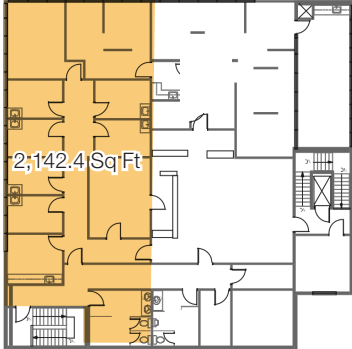
Household Income
\$146,752

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
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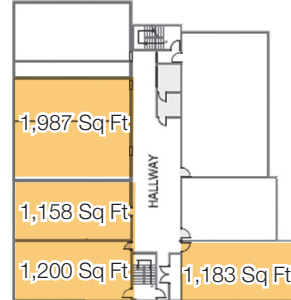
AVAILABLE IMMEDIATELY

BUILDING B PROFESSIONAL CENTRE
SECOND FLOOR



PRELEASING

BUILDING C
LOWER FLOOR

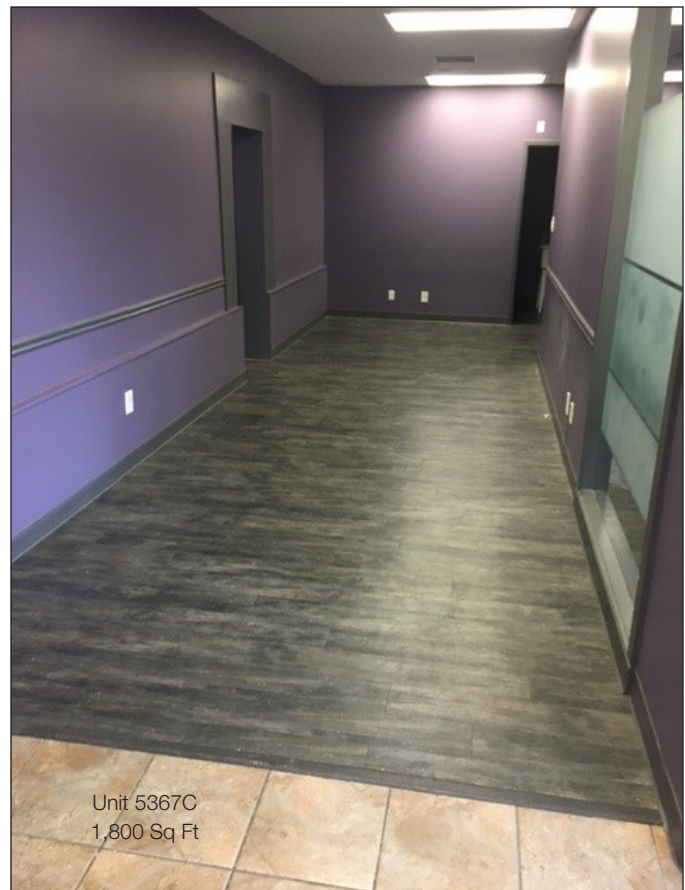
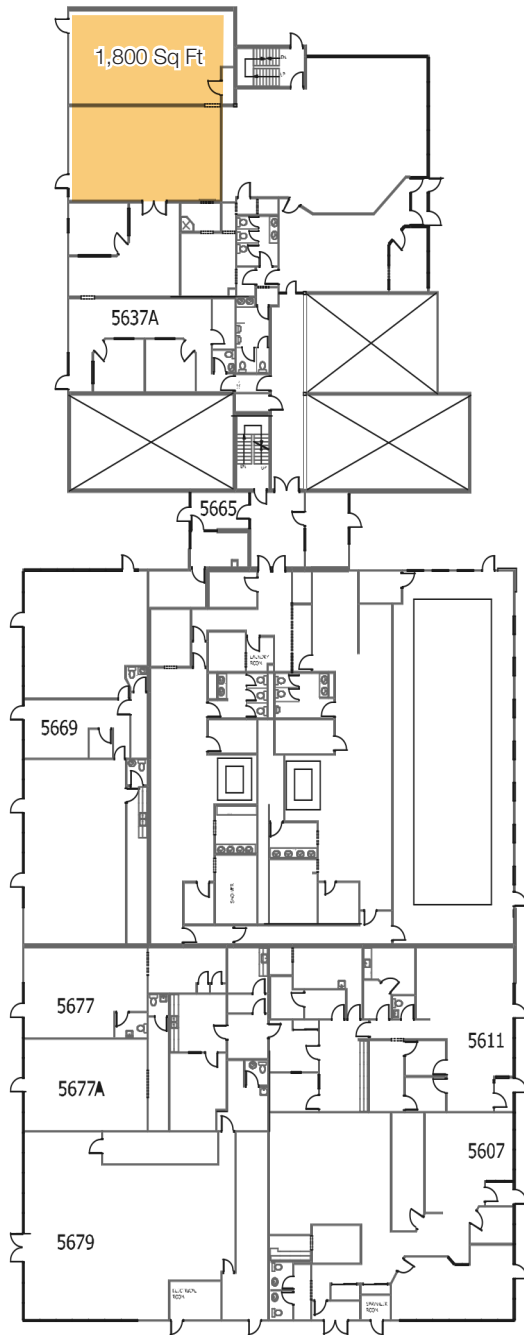


**All sizes are approximate*



AVAILABLE IMMEDIATELY

BUILDING C
MAIN FLOOR



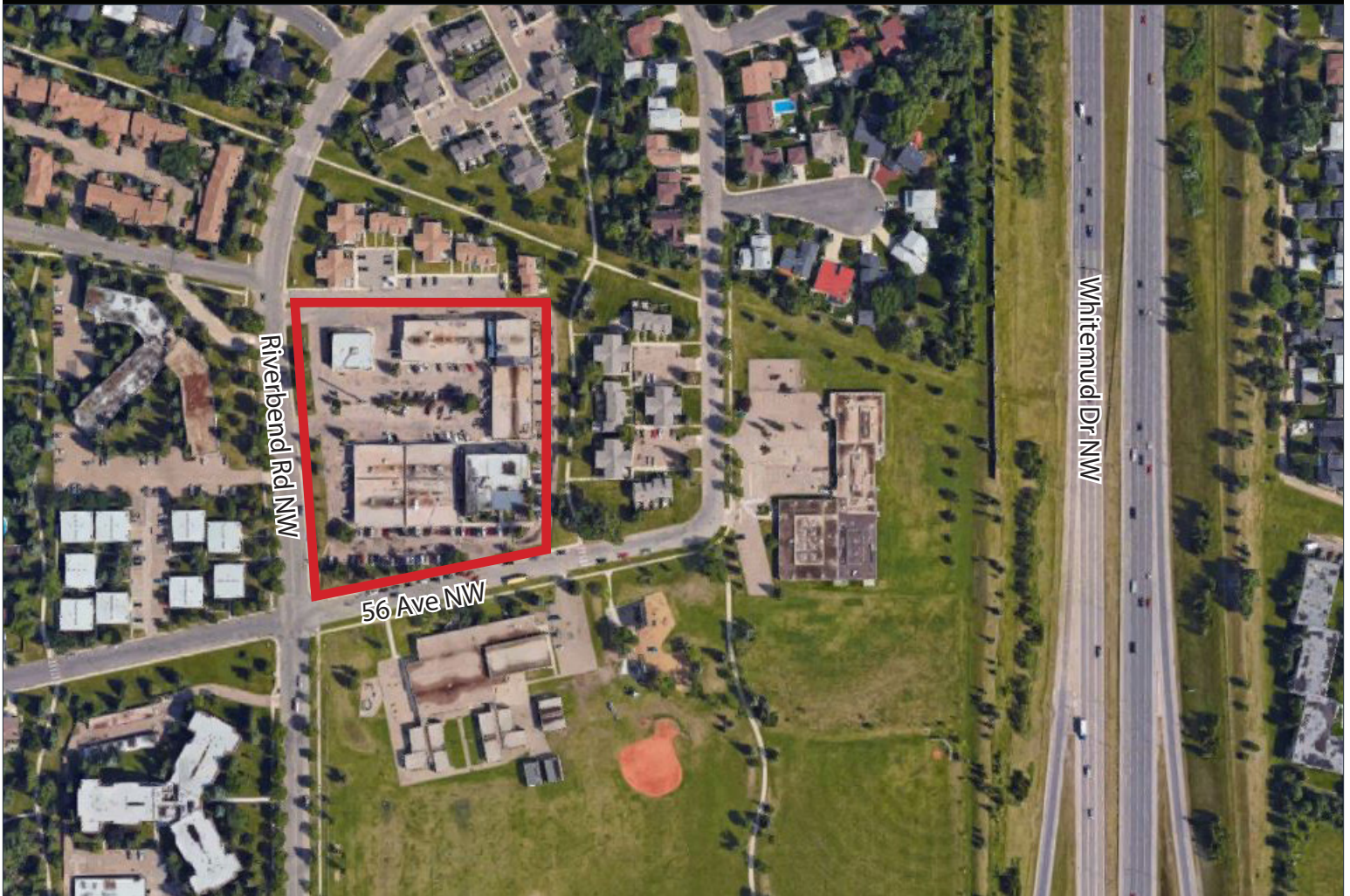
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LOCATION

Riverbend Plaza, Edmonton, Alberta



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