

Come Join Us



STARBUCKS®

# DISTRICT 23

9204 23 Avenue NW  
Edmonton AB

SIGNAGE

SIGNAGE

SIGNAGE

MaxWell  
Commercial

RS

ROMI SARNA AND  
ASSOCIATES

# FOR LEASE

# DISTRICT 23

is poised to redefine retail in Edmonton, offering an unparalleled opportunity to thrive in one of the city's most vibrant and dynamic neighbourhoods.

## WHY DISTRICT 23?

**Prime Location:** Being just a stone's throw away from South Edmonton Common but with better access and 23 Ave visibility, means your business will benefit from the vast customer base that frequents the area daily

**Excellent Transportation Links:** Located near major roads (Gateway Boulevard/Calgary Trail, 91 Street, Anthony Henday, etc.) and public transportation hubs, customers can reach District 23 with ease

**Surrounding Demographics:** This is a highly established area surrounded by a diverse and growing population; across the street, Edmonton Research Park hosts over 55 companies and 1,500+ employees



# AERIAL MAP



← **SITE** →



## HOUSEHOLD INCOME

Avg. Household Income     \$107,000  
Avg. Household Spending     \$125,042



## POPULATION & EXPOSURE

- Population: 167,948
- Households: 61,772
- Median Age: 35.7
- 23 Avenue: 31,342 VPD
- 91 Street: 38,559 VPD
- Parsons Road: 21,608 VPD

[WWW.ROMISARNA.CA](http://WWW.ROMISARNA.CA)

# AERIAL MAP



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# PROPERTY DETAILS



<b>Transaction Type</b>	<b>For Lease</b>
<b>Address</b>	<b>9204 23 Ave NW Edmonton AB</b>
<b>Zoning</b>	<b>IB</b>
<b>Site Area</b>	<b>3.32 Acres</b>
<b>Phase I</b>	<b>9,160 Sq. Ft.</b>
<b>Phase I Parking</b>	<b>100 Stalls</b>
<b>Phase 2</b>	<b>26,000 Sq. Ft.</b>

<b>Lease Rates</b>	<b>Starting at \$35.00</b>
<b>Op Cost</b>	<b>\$13.00 / SqFt / Annum (est. 2024)</b>
<b>Phase 1 ETA</b>	<b>Q2-Q3 2025</b>



# CONTACT US

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Polaris<sup>®</sup>


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