



ATTIA BUILDING MAIN FLOOR  
10525 Jasper Avenue, Edmonton, AB

# FOR LEASE

## PROPERTY HIGHLIGHTS

- “Urban Streetfront Retail Opportunity”
- Strong downtown location in one of Canada’s wealthiest cities
- Primarily young demographic in growing area
- “Walkers Paradise” and excellent transit in the area
- Signage exposure to over 23,000 vehicles per day
- Character building fully renovated in 2019

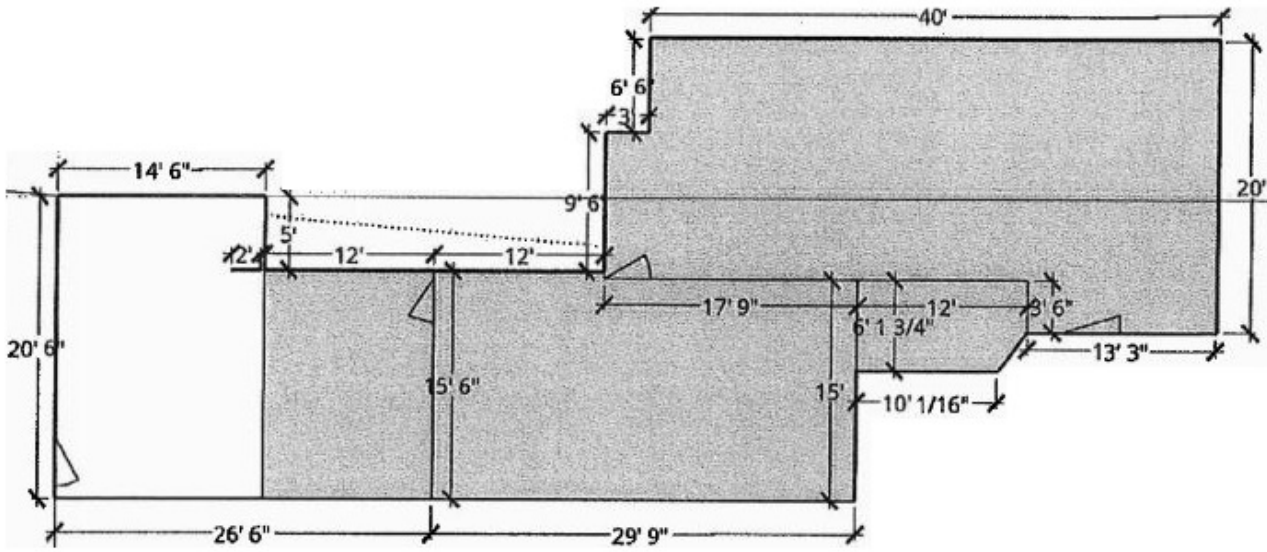
# ATTIA BUILDING MAIN FLOOR

## FOR LEASE

### DEMOGRAPHICS

Radius	2 km		3 km		5 km	
<b>Population</b>						
2018	56,467		103,687		210,755	
2023	64,983		119,783		242,447	
2028	73,583		136,382		275,977	
Growth 2018 - 2023	15.08%		15.52%		15.04%	
Growth 2018 - 2028	30.31%		31.53%		30.95%	
<b>2018 Population by Occupation</b>						
	<b>35,466</b>		<b>64,613</b>		<b>126,662</b>	
Art, Culture, Recreation, Sport	1,378	3.89%	2,768	4.28%	5,271	4.16%
Business, Finance, Administrative	5,950	16.78%	10,090	15.62%	19,368	15.29%
Health	2,737	7.72%	4,906	7.59%	9,564	7.55%
Management	3,491	9.84%	6,181	9.57%	12,023	9.49%
Natural & Applied Sciences	3,173	8.95%	5,697	8.82%	10,430	8.23%
Primary Industry	338	0.95%	762	1.18%	1,708	1.35%
Processing, Manufacturing, Utilities	814	2.30%	1,491	2.31%	3,126	2.47%
Sales & Service	8,615	24.29%	15,055	23.30%	28,299	22.34%
Social Sci, Educ, Govmt, Religion	4,928	13.89%	9,596	14.85%	17,597	13.89%
Trades, Transport, Equip Oper	4,042	11.40%	8,067	12.49%	19,276	15.22%
<b>Households</b>						
2018	32,564		56,241		102,849	
2023	38,100		66,060		120,360	
2028	43,762		76,289		139,049	
Growth 2018 - 2023	17.00%		17.46%		17.03%	
Growth 2018 - 2028	3.44%		3.57%		3.52%	
<b>2018 Households by HH Income</b>						
	<b>32,564</b>		<b>56,241</b>		<b>102,849</b>	
Income: <\$40,000	11,330	34.79%	19,249	34.23%	31,496	30.62%
Income: \$40,000 - \$60,000	5,515	16.94%	9,320	16.57%	16,214	15.76%
\$60,000 - \$80,000	4,421	13.58%	7,498	13.33%	13,040	12.68%
\$80,000 - \$100,000	3,764	11.56%	6,299	11.20%	11,843	11.51%
\$100,000 - \$150,000	4,329	13.29%	7,667	13.63%	15,922	15.48%
\$150,000 - \$200,000	1,844	5.66%	3,603	6.41%	8,486	8.25%
\$200,000+	1,361	4.18%	2,605	4.63%	5,851	5.69%
<b>2018 Average Household Income</b>						
	\$84,183		\$86,353		\$95,574	
<b>2018 Median Household Income</b>						
	\$57,827		\$58,970		\$65,476	
<b>2018 Per Capita Income</b>						
	\$48,547		\$46,839		\$46,640	
<b>Median Age</b>						
	35.10		34.50		36.00	
<b>18+ Yrs Pop Median Age</b>						
	37.00		36.90		40.00	

# ATTIA BUILDING MAIN FLOOR FOR LEASE



## FLOOR PLAN

1,637 - 2,200 Sq.Ft.



# ATTIA BUILDING MAIN FLOOR FOR LEASE

## PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 10525 Jasper Avenue, Edmonton, AB

**SIZE:** 1,637 - 2,200 Sq.Ft. (+/-)

**POSSESSION:** 90 days notice

**TERM:** 10 years

**OP.COSTS:** \$10.50/Sq.Ft

**LEASE RATE:** Market

## MORE INFORMATION

**CHUCK CLUBINE**  
SENIOR ASSOCIATE

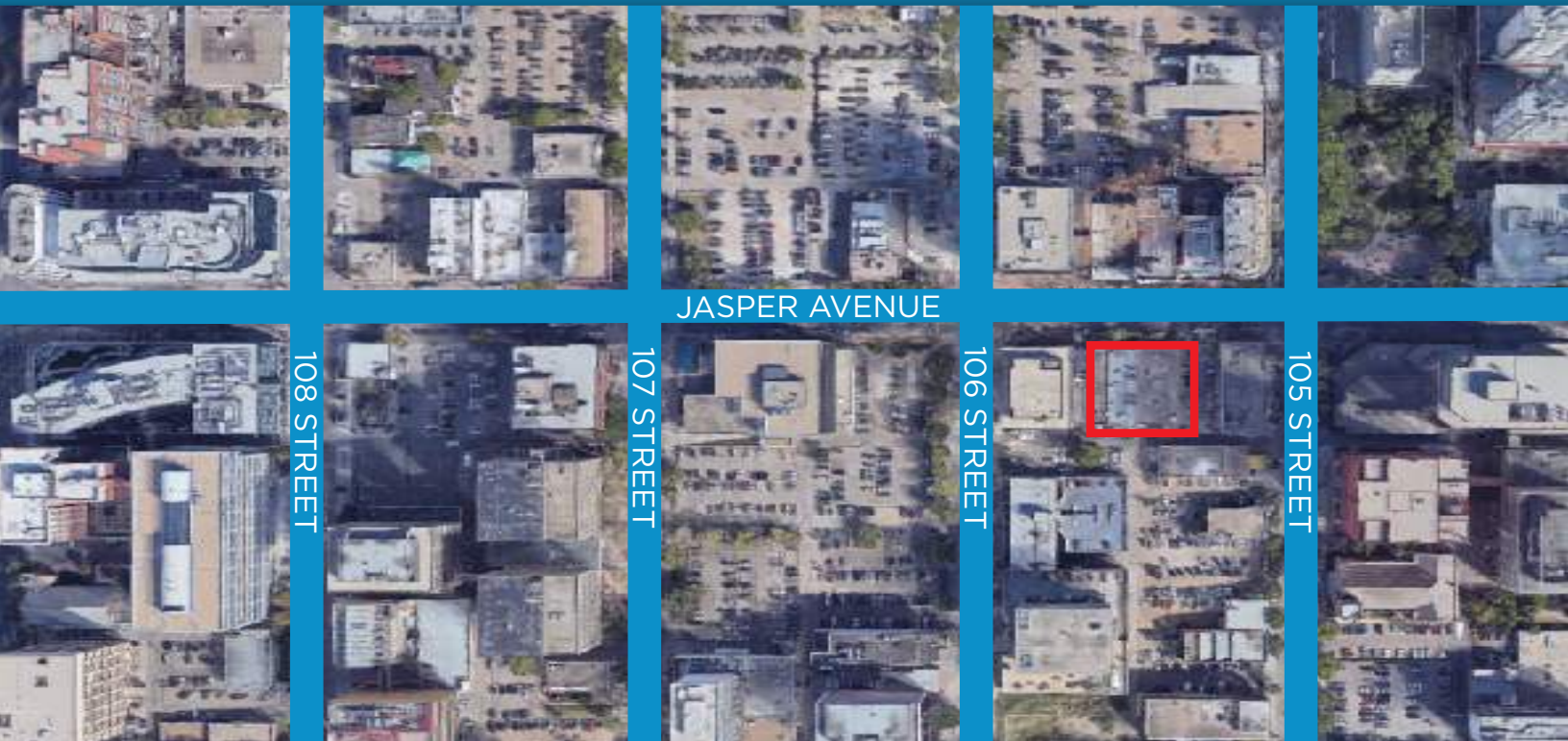
Cell: 780.264.7773  
Direct: 780.784.6553  
Fax: 780.483.2277  
chuck@lizotterealestate.com

**TOM DEAN**  
ASSOCIATE

Cell: 780.920.8019  
Direct: 780.784.6550  
Fax: 780.483.2277  
tom@lizotterealestate.com

**BRITTNEY HUYNH**  
UNLICENSED ASSISTANT

Cell: 780.485.7337  
Direct: 780.784.0441  
Fax: 780.483.2277  
brittney@lizotterealestate.com



JASPER AVENUE

108 STREET

107 STREET

106 STREET

105 STREET

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC.

**780.488.0888**

www.lizotterealestate.com

#1200, 10117 Jasper Avenue Edmonton, AB T5J 1W8

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.