



## JAFFER BUILDING HIGHLIGHTS

PRIME SPACE AND LOCATION FOR RETAIL OR RESTAURANT

3,109 SQ. FT. AVAILABLE

ADDRESS: 10355 JASPER AVENUE NW

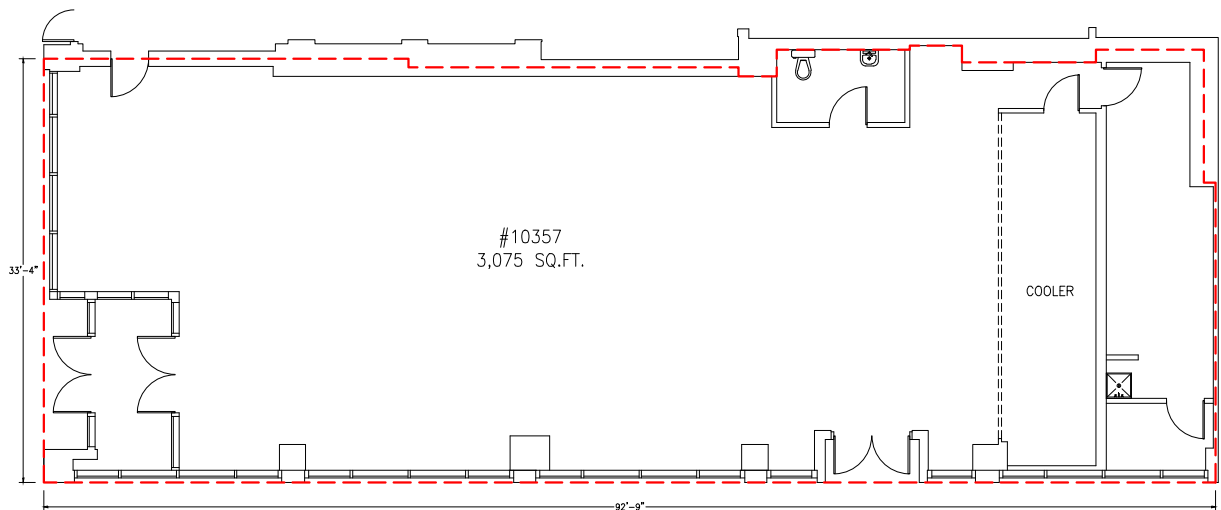
LEGAL DESCRIPTION: PLAN 5727HW; BLOCK 3, LOT 74-A

**ALIM SOMJI**

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www.jafferrealty.ca

**AT A GLANCE****THE SPACE**

**Retail/Restaurant Space**  
Ground floor open  
concept



**Transit**  
Easy access to public  
transit on Jasper Avenue



**Exposure**  
22,300 average  
weekly traffic

**FEATURES**

Centrally located and steps to nearby businesses, restaurants, retail shops, and public transit along Jasper Avenue. This ground level space provides an opportunity for retail or restaurants with high foot traffic and views facing 104 street and Jasper Avenue.

Other features include:

- Prime retail, child care, restaurant or commercial opportunity.
- Highly accessible and located on intersection with scramble crossing. Also wheelchair accessible.
- Custom build or tenant improvement options available.
- Secure key fob access.
- Building adjacent to large Impark parking lot.
- Exterior signage opportunity.

## WELCOME TO

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# DOWNTOWN EDMONTON

The Jaffer Building is walking distance to several professional buildings, banks, retail shops, restaurants, and fitness centers in the central business district of Edmonton. The property can be easily accessed by public transit, with metered street parking or nearby day-use lots. The Jaffer Building is in close proximity to downtown landmarks such as Churchill Square, River Valley, City Centre Mall, the Royal Alberta Museum, Rogers Place, and the ICE District.

This area is highly accessible during all times of day and provides high exposure to vehicle and foot traffic with an abundance of transit options in the vicinity. Many residential complexes reside along 104th street and other nearby areas surround the Downtown core contributing to the daily foot traffic of the area and bustling commercial activity.



# NEIGHBOURHOOD DEMOGRAPHICS

Establishing a new business in a new or different area is important so that's why we have collected data for you to learn about the people who will potentially be your future customers.

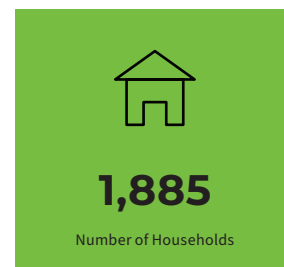
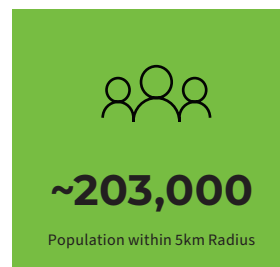
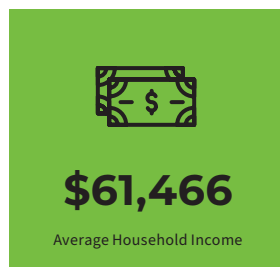
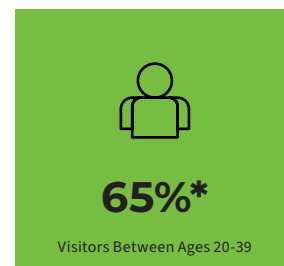
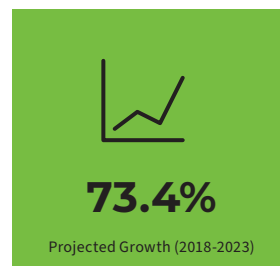
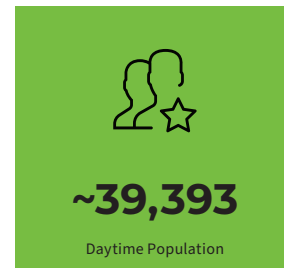
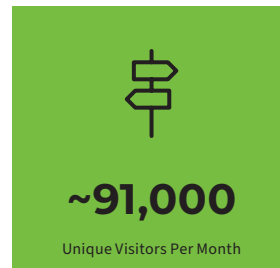
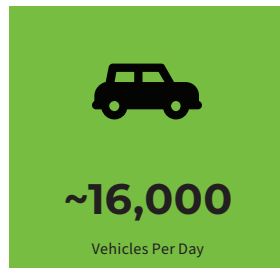
## BY THE NUMBERS:

The Downtown Core sees substantial activity based on traffic in all directions from Jasper Avenue and 104th street.

With most of the activity occurring during the busy daytime hours from Downtown Edmonton, substantial opportunity exists for businesses to cater to this consistent population.

In addition, many visitors from other areas include South Edmonton, St. Albert, Sherwood Park, and Fort Saskatchewan.

\*Median Age of 37



Note: Data gathered from research based on November 2020 unless otherwise stated.

A NEW VISION

# JASPER AVENUE PROJECT

New and exciting developments in surrounding areas are being planned or have already started. A decade in planning is revitalizing our downtown core and expanding to the Quarters Project. Take a look at just some of the exciting developments happening below.

Note: All images, drawings, and information courtesy of the City of Edmonton.



### Jasper Avenue at Edmonton Convention Centre

- Special paving treatment creates a plaza space at the Edmonton Convention Centre south of Jasper Avenue
- Trees and plantings added
- Enhanced pedestrian crossing

### 97 Street North of Jasper Avenue

- Wider sidewalks constructed
- New plantings added
- Enhanced pedestrian crossings with flashing lights at 101A Avenue



**CONTINUED**

# JASPER AVENUE PROJECT

## OTHER PROJECTS

(from left to right)

1. A design rendering of the Quarters Arts CO\*LAB building
2. A design rendering of the Ociciwan Indigenous Contemporary Arts building
3. Edmonton Downtown Farmer's Market at the historic GWG building (photo courtesy of CBC)
4. The Armature (completed)



LEARN MORE ABOUT THE JASPER AVENUE PROJECT:

[https://www.edmonton.ca/documents/JasperAvenue\\_NewVision\\_DisplayBoards\\_March2020.pdf](https://www.edmonton.ca/documents/JasperAvenue_NewVision_DisplayBoards_March2020.pdf)



# JAFFER

REALTY

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