

Jasper Gates

SHOPPING CENTRE



**Get more
information**

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SHOPPING CENTRE

 SWC of 149 Street & Stony Plain Road

- Located at the intersection of Stony Plain Road & 149 Street in Edmonton
- Grocery anchored retail centre with various small and medium bay options available immediately
- Excellent high profile location with ample parking
- Adjacent to future Valley Line LRT stop
- Economical space for a variety of users
- Signage opportunities along Stony Plain Road
- Join the strong mix of existing tenants such as London Drugs, FreshCo, Dollarama, Starbucks, Pet Planet and many more

Demographics



60,880

Population (primary trade area)



40.8

Median age



21,000

Vehicles per day (Stony Plain Road)



\$126,198

Average household income

*Demographics: Within 3km, Sitiswise 2023
Traffic: 2022 Average Annual Weekday Traffic
(AAWDT) Volume Data, City of Edmonton*

JASPER GATES SHOPPING CENTRE



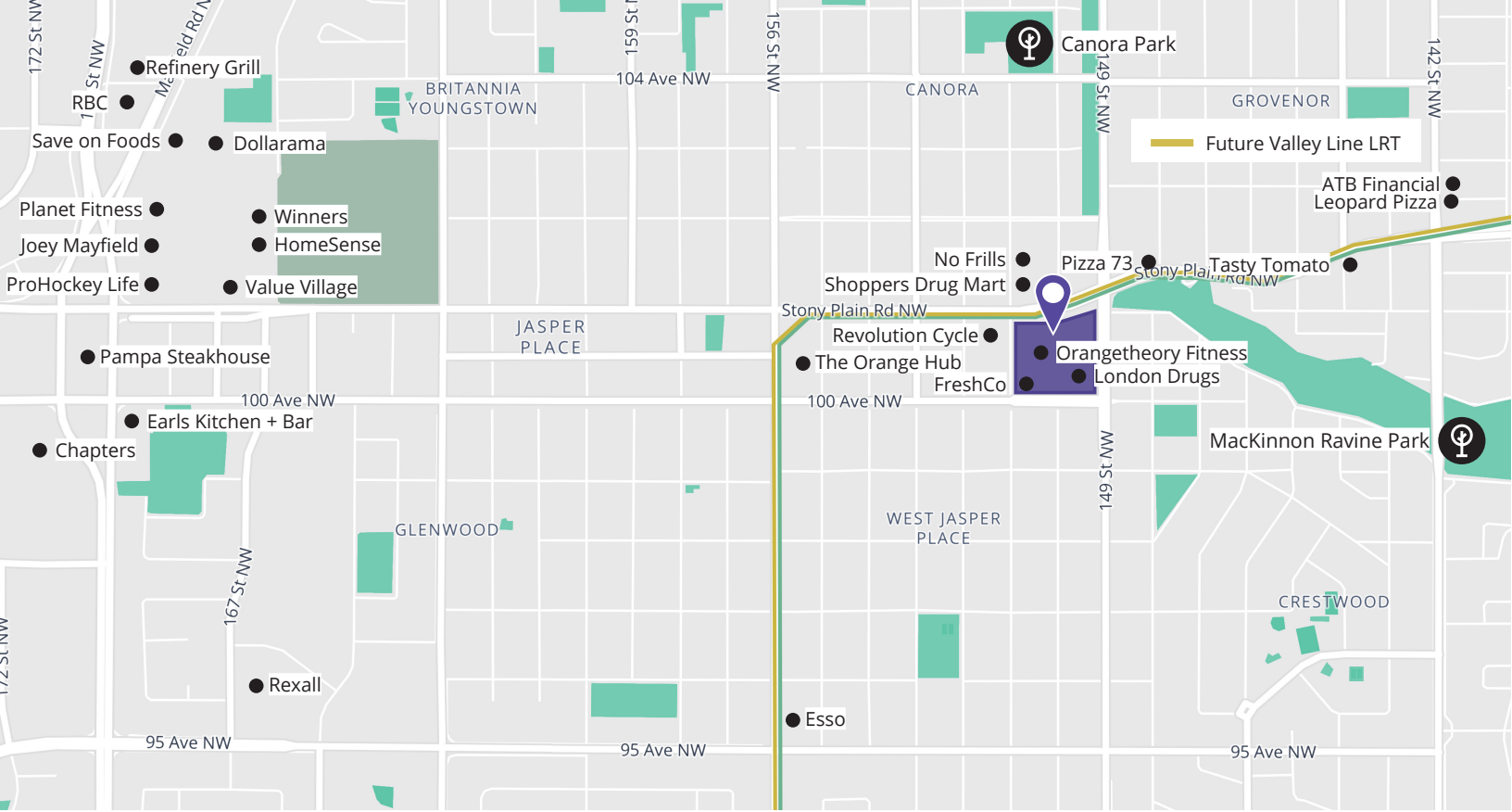
Available Leased

Tenants

B150	Dollarama	8,954 sf
B215	Available	6,740 sf
C146	Available	2,164 sf
C147	ACE Liquor Discounter	3,458 sf
C148	Available	4,108 sf
C149	Best Donair	1,250 sf
C150	Little Caesar's	1,326 sf
C151	Beltone Canada	1,268 sf
C153	Subway	1,365 sf
C154	Pho Binh	2,053 sf
C15A	Orangetheory Fitness	3,606 sf
C15B	Available	2,634 sf
H140	Summit Dental	2,902 sf
H141	BarBurrito	1,309 sf
H142	Nova Cannabis	1,837 sf
H143	Fabutan	1,388 sf
H144	Pet Planet	2,023 sf
H145	Italian Restaurant (TBD)	3,451 sf
H146	Starbucks	1,563 sf
H147	Ultracuts	860 sf
H149	Vitality Health Foods	705 sf
K149	Vacant	8,032 sf
L149	London Drugs	26,606 sf
M140	Easyhome	5,382 sf
M141	Jasmine Nails & Lash Bar	1,378 sf
N149	Chef Tony	5,680 sf

Offering Summary

	Main floor
	Retail - C146: 2,164 sf
	Retail - C148: 4,108 sf
Area Available:	Office/Retail - C15B: 2,634 sf
	Second floor
	Office/Medical/Retail - B215: 6,740 sf
Parking:	Scramble surface, no charge
Base Rent:	Market
Additional Rent:	\$11.46 psf (2023)



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