

The Brewery District

Edmonton, AB

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# The Brewery District

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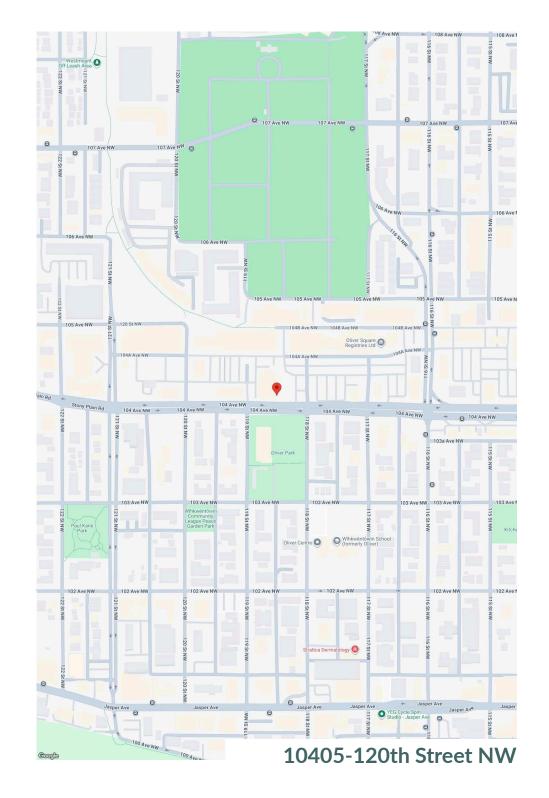
sf: 284,238

Located at 104th Avenue and 121 Street, just minutes from the downtown core is the Edmonton Brewery District. This development offers an architectural design that is both historical and current in its approach.

With close proximity to MacEwan University and Edmonton's new Ice District, the Edmonton Brewery District will also be within a block of a future LRT line. This mixed-use property is anchored by a 40,000 sf GoodLife Fitness, 40,000 sf MEC, 23,000 sf DSW, 22,000 sf Winners, 13,000 sf Shoppers Drug Mart, and 40,000 sf Loblaw's City Market – the first of its kind in Edmonton.

The Edmonton Brewery District accommodates an urban lifestyle with its unique blend of products and services – all conveniently located within a short distance. Surrounding the Edmonton Brewery District is a diverse population consisting of students, young professionals, empty nesters and seniors. To accommodate the growing population in the area, the Edmonton Brewery District offers a heated and secure 6-acre underground parkade, free for customers' use.

Availability: 1,004 sf



# The Brewery District

# Demographics



Traffic Count

118th St NW / 104th Ave NW : 21,900



**Walk Score** 

75

BOMA BEST







**Transit Score** 

60

	1km	3km	5km
Household Income	\$91,800	\$95,959	\$96,353
Households	12,698	45,484	98,913
Population	21,143	90,617	211,421



## Site plan



#### Second Floor



Unavailable

Barbershop

Rosie's Burgers

Dr. Feng Chong

Divine Spine

**Evoclution** 

**Cobs Bread** 

Anejo Restaurant

TD Canada Trust Blaze Fast Fire'd Pizza

Oliver Park Dental

and Reconstruct

Wilfred's

Marcus

Kin

Dr. Lisa Korus - Plastic

Wilfred's & Made by

Aesthetix MD

Rogers

Starbucks

Tommy Gun's Original

Pivotal Physiotherapy

Alberta Health Services

### **Current Tenants**

Nero Restaurant S2 Architecture Citizen Salon Studios First Capital REIT

Loblaws

Warehouse Winners

Massage Heights

Fiallraven The Alley

Dollarama **PETLAND** 

GoodLife Fitness

Nando's

**Booster Juice** 

DSW - Designer Shoe

South St. Burger Co

Wing Snob **FYiDoctors Doughnut Party** Tokiwa Ramen Supplement King

Shoppers Drug Mart

MEC Canada Inc.

fcr.ca

## **Current Availability**

1,004 sf

30120-E01003B

10405-120th Street NW

### Contact



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