

# THE BREWERY DISTRICT



**The Brewery District**  
Edmonton, AB

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# The Brewery District

Edmonton, AB

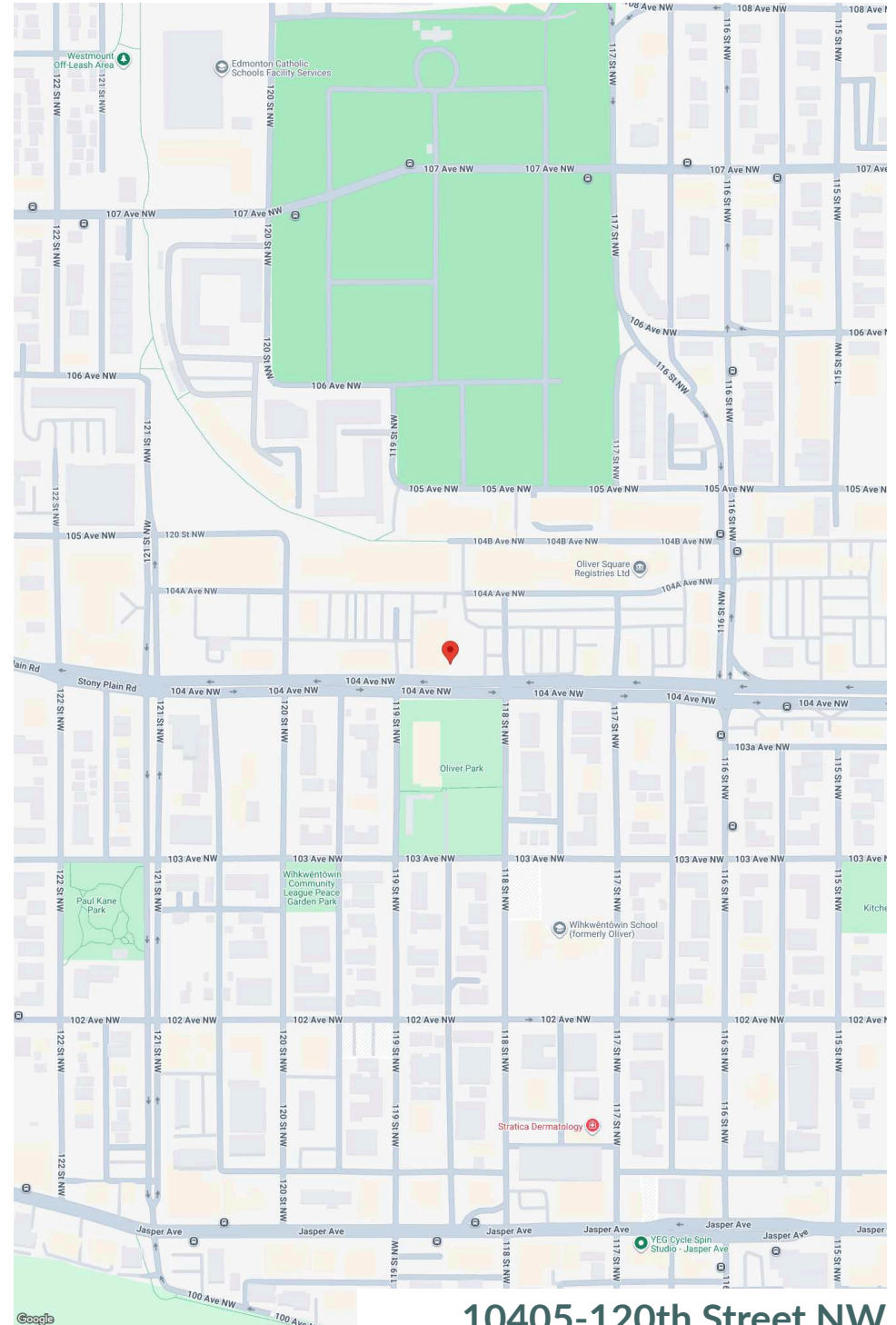
sf: 284,238

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**



**10405-120th Street NW**

# The Brewery District

## Demographics

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Traffic Count

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



Walk Score

75






Transit Score

60



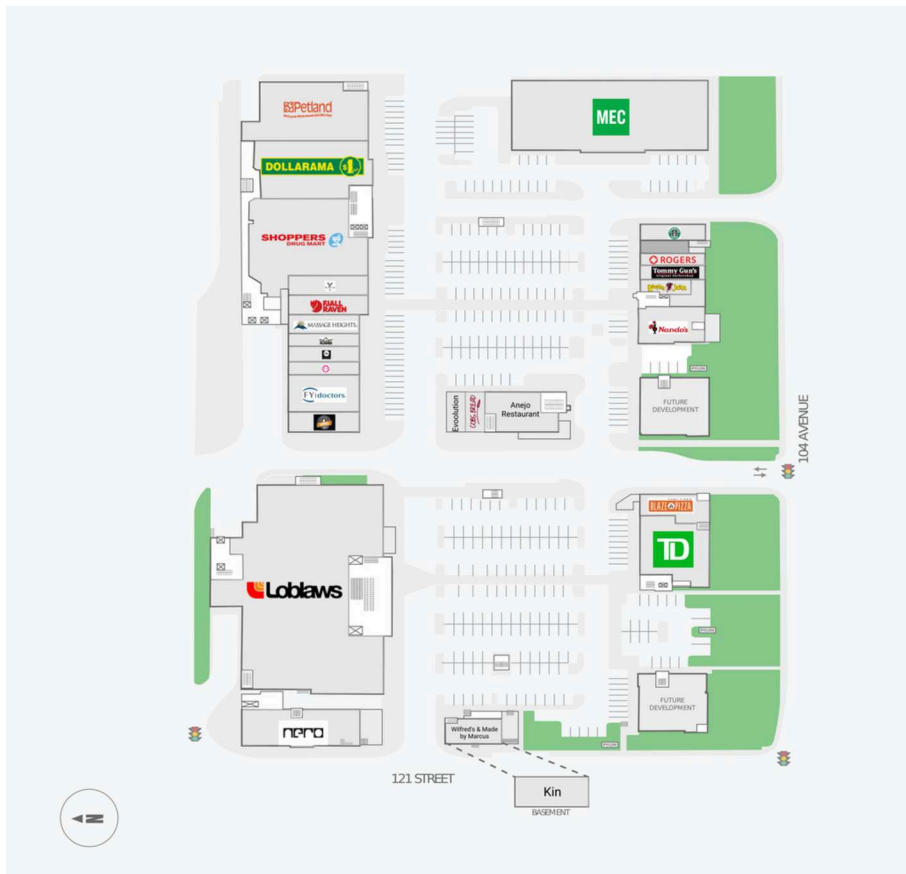
BOMA  
BEST®



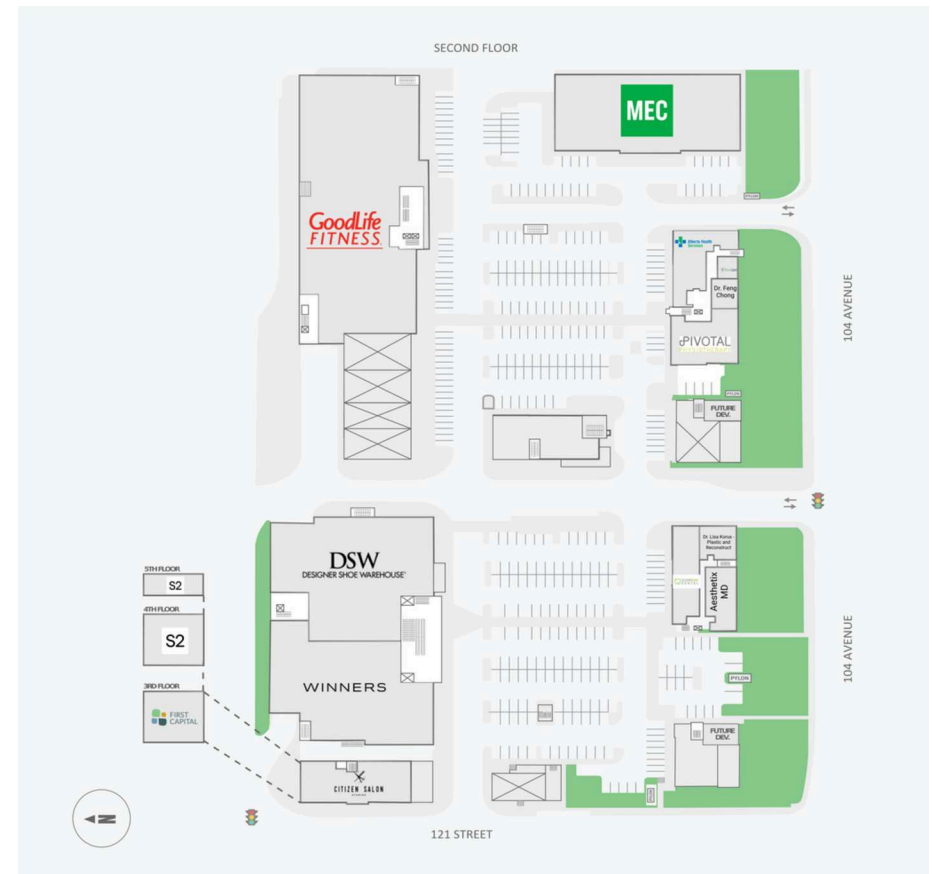
|  | 1km      | 3km      | 5km      |
|--|----------|----------|----------|
| <div></div> <div>Household Income</div> | \$91,800 | \$95,959 | \$96,353 |
| <div></div> <div>Households</div>      | 12,698   | 45,484   | 98,913   |
| <div></div> <div>Population</div>      | 21,143   | 90,617   | 211,421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



Site plan



Second Floor



## Current Tenants

Nero Restaurant  
S2 Architecture  
Citizen Salon Studios  
First Capital REIT  
Loblaws  
DSW - Designer Shoe Warehouse  
Winners  
South St. Burger Co  
Wing Snob  
FYiDoctors  
Doughnut Party  
Tokiwa Ramen  
Supplement King  
Massage Heights  
Fjallraven  
The Alley  
Shoppers Drug Mart  
Dollarama  
PETLAND  
GoodLife Fitness  
MEC Canada Inc.  
Nando's  
Booster Juice

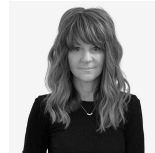
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Unavailable  
Tommy Gun's Original Barbershop  
Rogers  
Rosie's Burgers  
Starbucks  
Pivotal Physiotherapy  
Dr. Feng Chong  
Divine Spine  
Alberta Health Services  
Evoolution  
Cobs Bread  
Anejo Restaurant  
TD Canada Trust  
Blaze Fast Fire'd Pizza  
Aesthetix MD  
Oliver Park Dental  
Dr. Lisa Korus - Plastic and Reconstruct  
Wilfred's  
Wilfred's & Made by Marcus  
Kin

## Current Availability

1,004 sf      30120-E01003B

## Contact



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**WINNERS**

