

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: 1,231 - 2,277 sf

10405-120th Street NW

The Brewery District

Demographics



Traffic Count

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



Walk Score

75



Transit Score

60

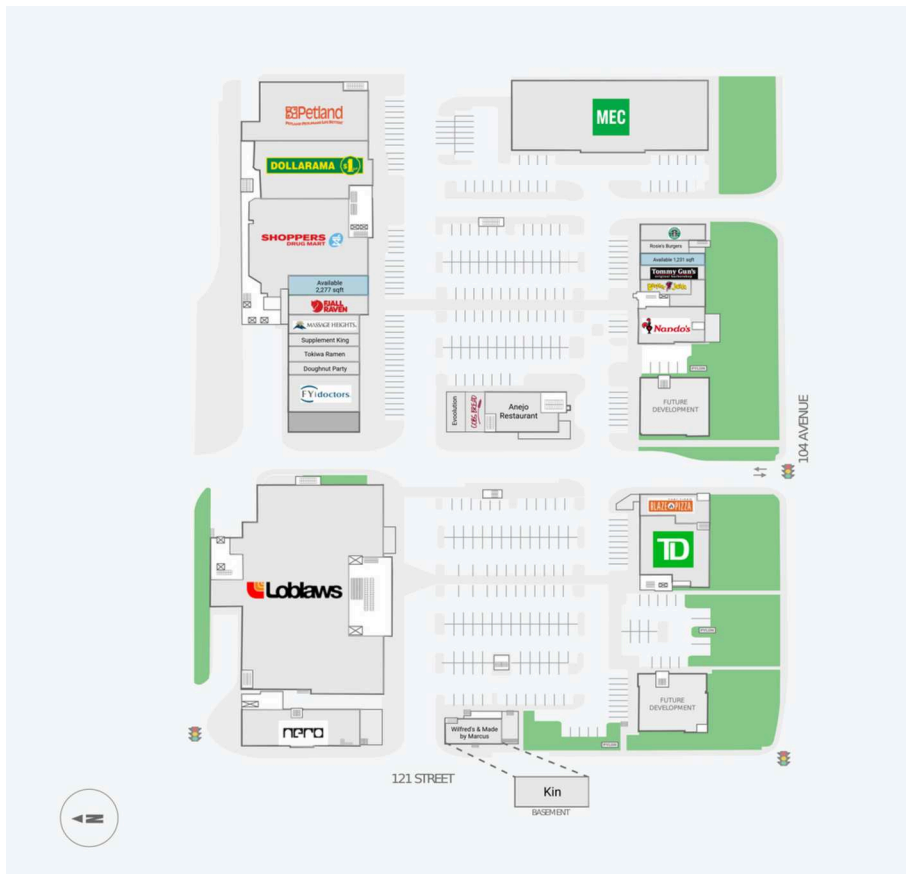


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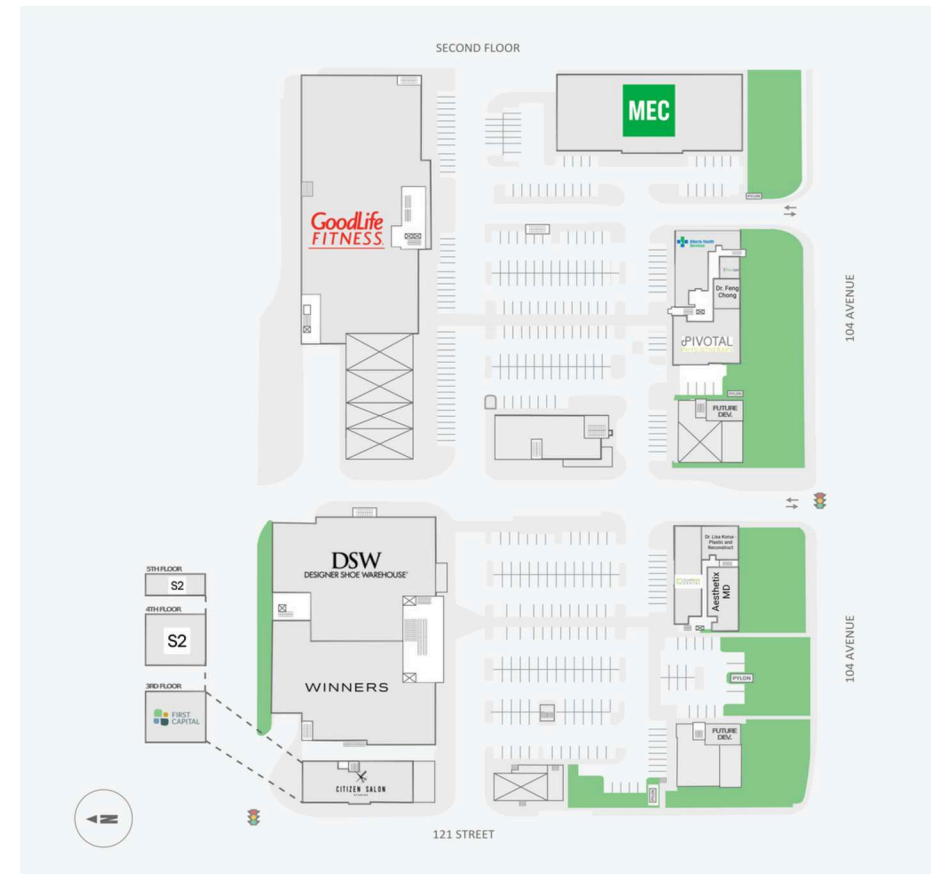


	1km	3km	5km
 Household Income	\$81,083	\$91,617	\$97,672
 Households	13,489	49,522	104,867
 Population	23,232	96,572	220,537

Site plan



Second Floor



Current Tenants

Nero Restaurant
 S2 Architecture
 Citizen Salon Studios
 First Capital REIT
 Loblaws
 DSW - Designer Shoe Warehouse
 Winners
 Yolks Breakfast
 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

Unavailable
 Tommy Gun's Original Barbershop
 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

2,277 sf	30120-C01011A
1,231 sf	30120-E01005A

Contact



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WINNERS

