


# The Brewery District

Edmonton, AB

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FIRST CAPITAL

# The Brewery District

Edmonton, AB

**sf:** 284,238

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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

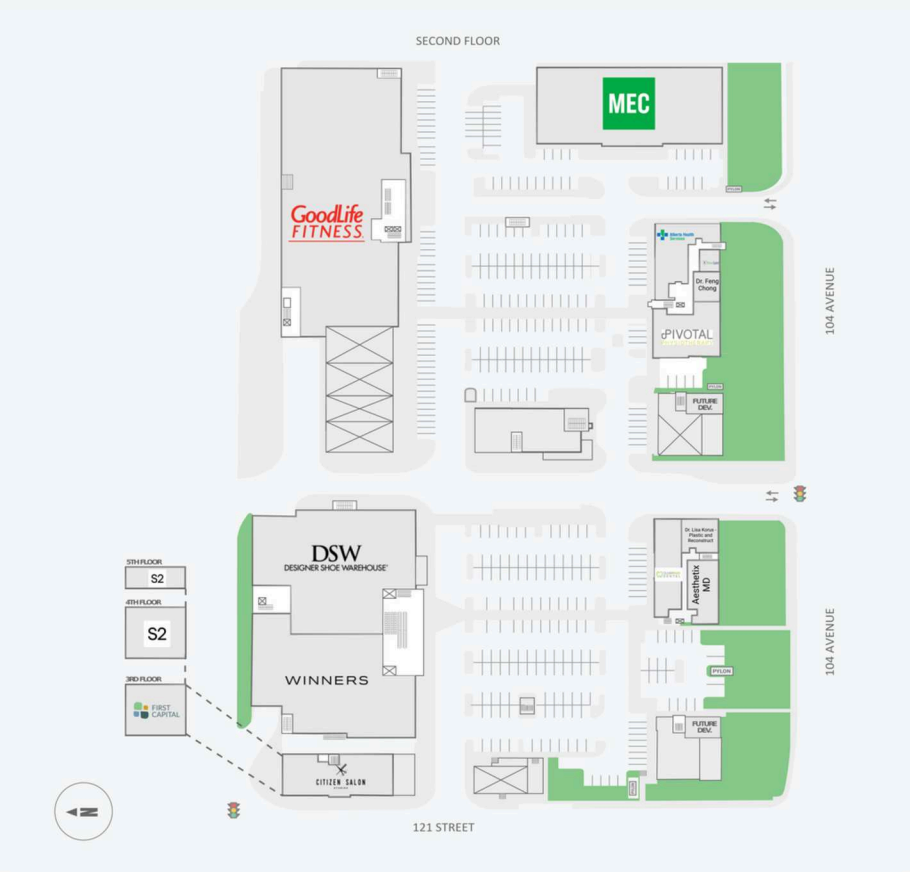
| | |
|---|---|
| **Traffic Count** | 118th St NW / 104th Ave NW : 21,900 |
| **Walk Score** | 75 |
| **Transit Score** | 60 |

| | 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
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## Current Availability

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

## Contact



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