

The Brewery District

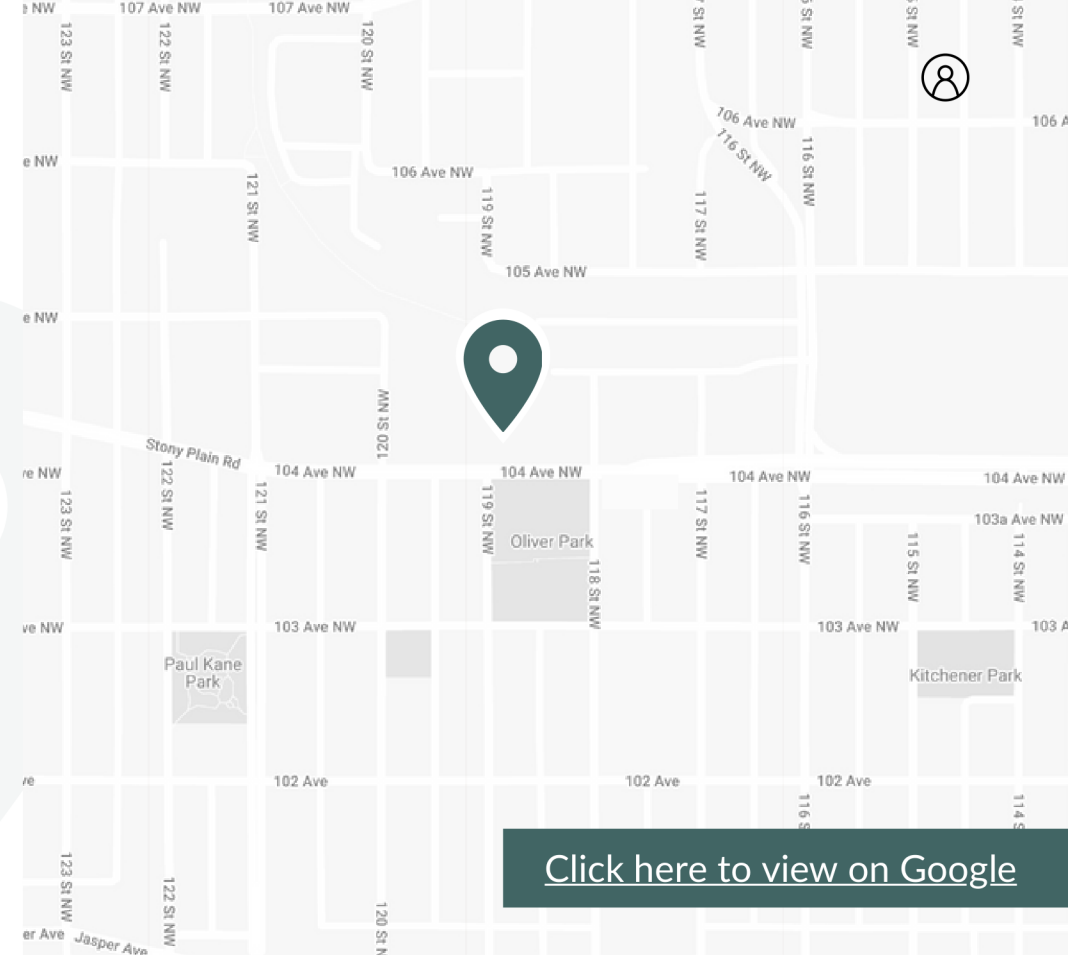


10405-120th Street NW,
Edmonton, AB



Edmonton's destination for everyday shopping and eats!

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 also provides underground parking and will be within a block of a future LRT line.



[Click here to view on Google](#)



Property Features

The Edmonton Brewery District accommodates an urban lifestyle with its unique blend of retailers – all conveniently located within a short distance. This property 289,200+ sf open-air centre 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. These anchor tenants along with the centre's healthy mix of retailers make it the perfect shopping destination for the surrounding community.



Neighborhood Features

 4-MINUTE DRIVE TO
MACEWAN UNIVERSITY

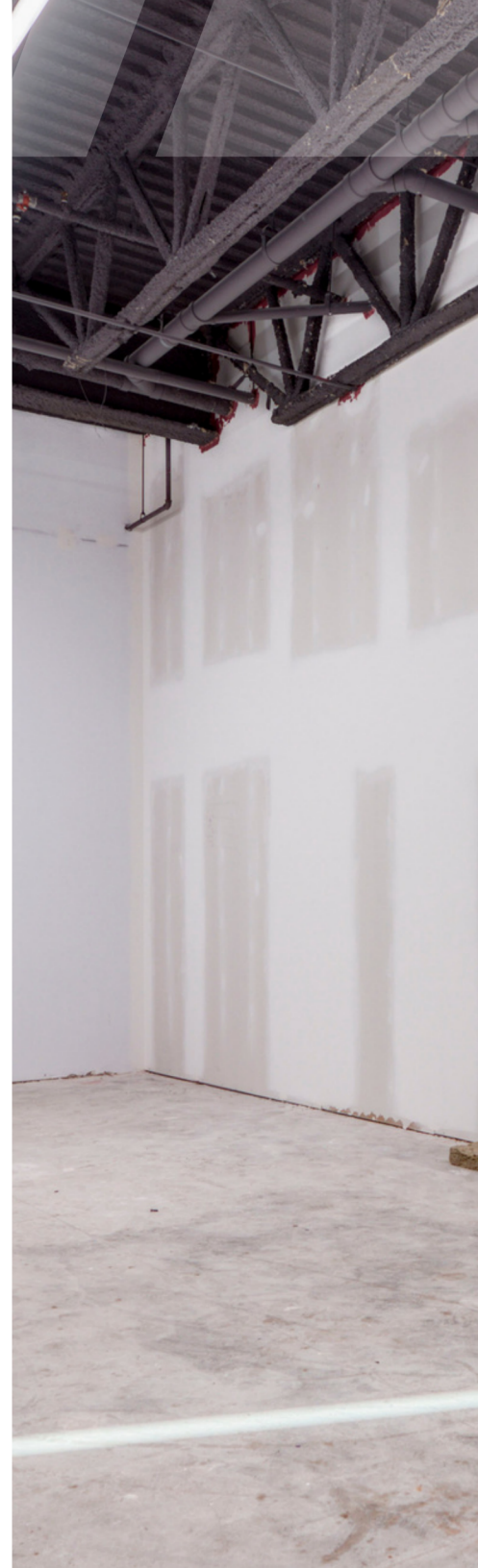
 5-MINUTE DRIVE TO
DOWNTOWN EDMONTON

 7-MINUTE DRIVE TO THE
UNIVERSITY OF ALBERTA

 Population (5km)
211,421

 Household Income (5km)
\$96,353

 Households (5km)
98,913





*rendering



*rendering



*rendering

1,004 sf Availability

This unit totals 1,004 sf and is the perfect location for a medical or service business. Situated in close proximity to several large anchor tenants and home to many necessity-based retailers, this space provides the perfect opportunity for a business to take advantage of the daily local traffic this centre sees.



MOCK FLOOR PLAN

CAM* Tax*
\$11.784 \$11.05

*2024 estimates



Ben Jasper
Director, Leasing
ben.jasper@fcr.ca
780.377.2529



Judee Orfino
Leasing Manager
judee.orfino@fcr.ca
780-224-4790