



CY BECKER

42 STREET & 167 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

Cy Becker will serve northeast Edmonton as it continues to grow. With its proximity to Anthony Henday Drive ring road and Manning Drive, the site is easily accessible from major traffic routes and offers excellent exposure along 167 Avenue.

Cy Becker is at the centre of an award-winning Qualico residential community of the same name and is positioned to become a popular service stop for residents entering the neighbourhood.

+ CONSTRUCTION IS UNDERWAY



+ PROPERTY DETAILS



SITE AREA
10 Acres



RENTAL RATE
\$40.00–42.00/SF
(est.)



AVAILABILITY
Pre-Leasing



GROSS BUILDING AREA
52,329 SF



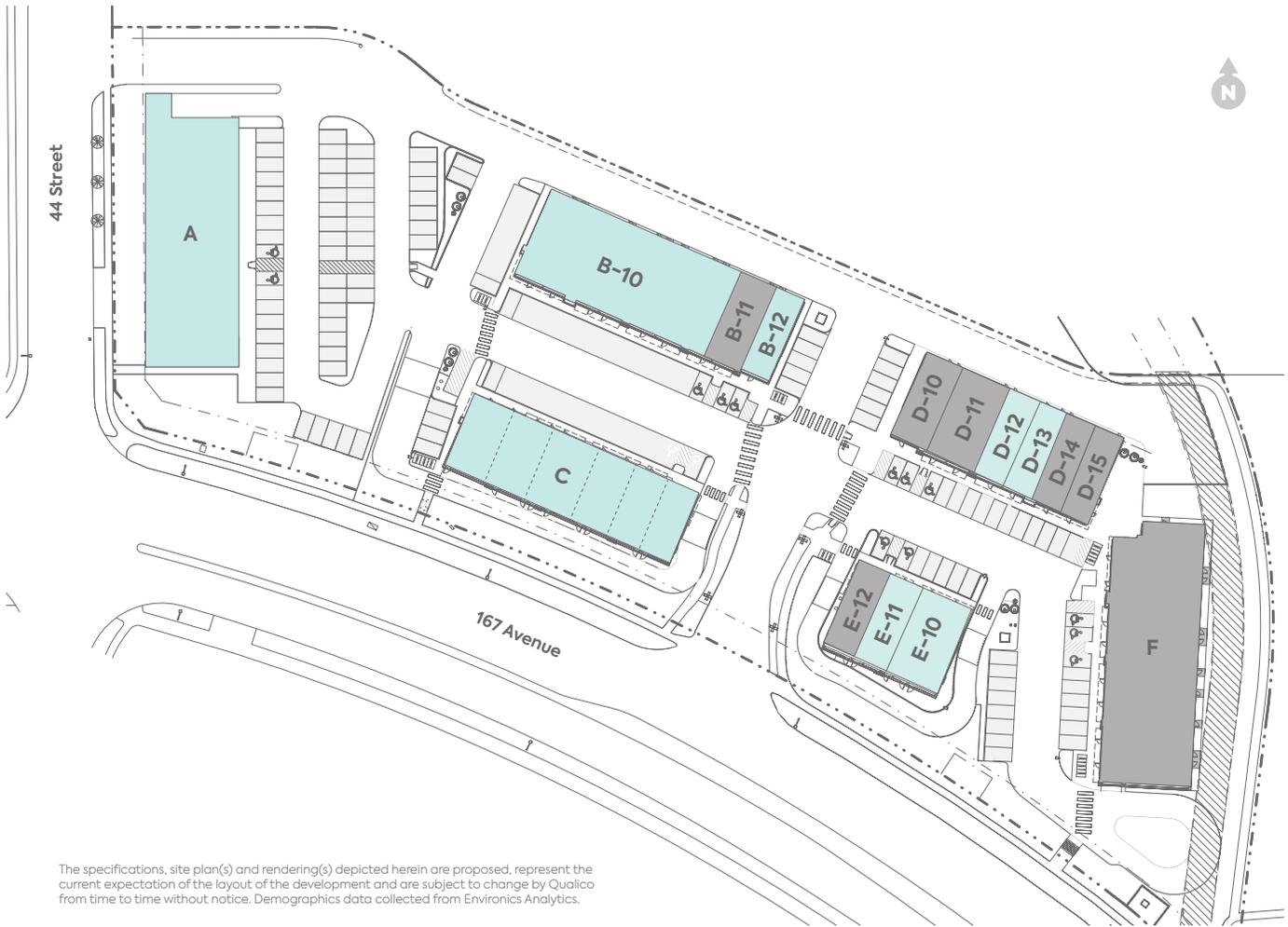
OPERATING COSTS
TBD



PARKING RATIO
5/1,000 SF

+ SITE PLAN

Cy Becker



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envrionics Analytics.

A	AVAILABLE	10,000 SF	D-13	AVAILABLE	1,148 SF
B-10	AVAILABLE	7,258 SF	D-14	Leased	1,250 SF
B-11	Zenthara Thai Massage	1,237 SF	D-15	Leased	1,274 SF
B-12	AVAILABLE	1,216 SF	E-12	Thirstea Bubble	1,464 SF
C	AVAILABLE	8,070 SF	E-11	AVAILABLE	1,329 SF
D-10	Dentist	2,074 SF	E-10	AVAILABLE	2,080 SF
D-11	Leased	1,637 SF	F	Kepler Academy	10,000 SF
D-12	AVAILABLE	1,139 SF			



+ AREA DEMOGRAPHICS

Cy Becker



POPULATION

1 KM	3 KM	5 KM
10,898	61,610	138,551



HOUSEHOLDS

1 KM	3 KM	5 KM
3,438	20,250	47,675



AVERAGE INCOME

1 KM	3 KM	5 KM
\$136,852	\$121,726	\$115,690



VEHICLES PER DAY

Approx. 7,600 along 167 Avenue



CONTACT



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