



EDGEMONT LANDING

199 STREET & LESSARD ROAD | EDMONTON, AB

+ RETAIL SPACE FOR LEASE


Southwest Edmonton has been a powerful region of growth for Edmonton in the last decade, and the neighbourhoods of Edgemont and The Hamptons are continuing the trend.

Edgemont Landing shares traffic with Hampton Terrace, a Qualico Properties owned shopping centre directly across Lessard Drive. With an average household income in the area of over \$163,000, retailers have access to a desirable segment of the population. Access to Anthony Henday Drive and proximity to Whitemud Drive make the site easily accessible and pad and CRU options give retailers ample flexibility.




+ PROPERTY DETAILS

 **SITE AREA**
9.8 Acres

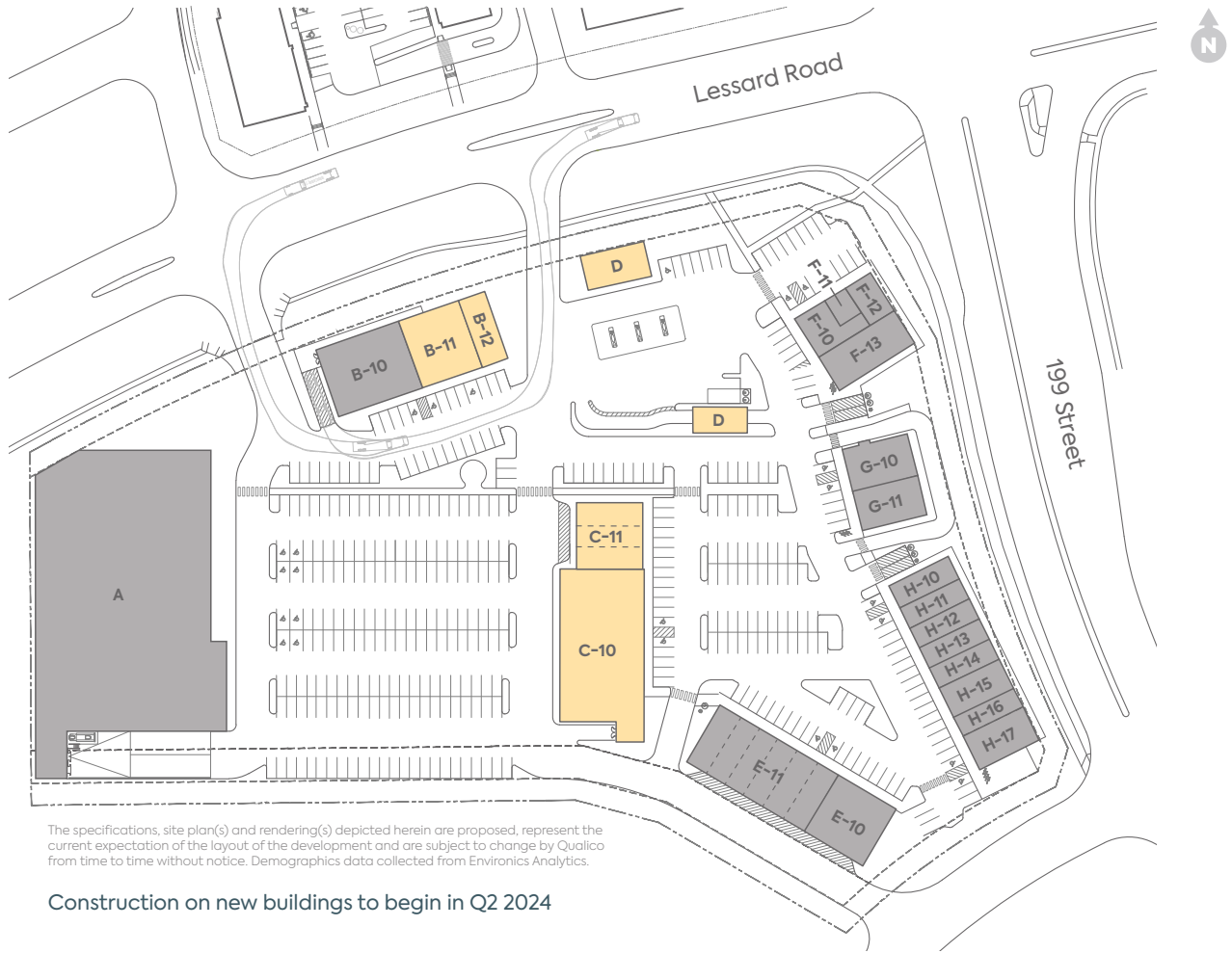
 **RENTAL RATE**
\$36.00–\$38.00/SF (est.)

 **AVAILABILITY**
Bldgs F, G H available immediately, Bldgs A, B, C, D, and E available in 2024

 **GROSS BUILDING AREA**
91,320 SF

 **ADDITIONAL RENT**
Prop Tax: \$10.01/SF
CAM: \$10.73/SF
EST. TOTAL: \$20.74/SF

 **PARKING RATIO**
5/1,000 SF



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 Envirionics Analytics.

Construction on new buildings to begin in Q2 2024

A	Sobeys (<i>owned</i>)	49,000 SF	F-13	Dentist	2,386 SF
B-10	Sobeys Liquor	5,500 SF	G-10	Cafe Aria	2,473 SF
B-11	PENDING	3,500 SF	G-11	Evolution Physio	2,270 SF
B-12	PENDING	1,100 SF	H-10	Panago Pizza	1,178 SF
C-10	PENDING	10,000 SF	H-11	Urban Nail Bar	1,245 SF
C-11	PENDING	3,600 SF	H-12	Yummy Kitchen	1,372 SF
D	PENDING (Gas Bar)	N/A	H-13	Barburrito	1,292 SF
E-10	Anytime Fitness	4,991 SF	H-14	Edo Japan	1,250 SF
E-11	Apple Academy Childcare	5,500 SF	H-15	Jumpstart	1,436 SF
F-10	NV 199 Restaurant and Bar	1,805 SF	H-16	House of Cuts	1,200 SF
F-11	Boba Boy	760 SF	H-17	Oxygen Yoga	2,400 SF
F-12	Kumon	1,278 SF			

Edgemont Landing is conveniently located across the street from another Qualico commercial site, Hampton Terrace and nestled among rapidly growing neighbourhoods.



+ AREA DEMOGRAPHICS

Edgemont Landing



POPULATION

1 KM	3 KM	5 KM
8,303	38,559	79,086



HOUSEHOLDS

1 KM	3 KM	5 KM
2,704	13,075	28,597



AVERAGE INCOME

1 KM	3 KM	5 KM
\$145,437	\$156,898	\$143,909

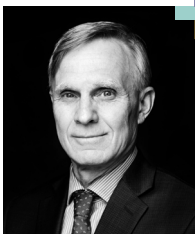


VEHICLES PER DAY

Approximately 7,100 on 199 Street and 11,900 on Lessard Road



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES