

156 WEST JASPER

15625 STONY PLAIN ROAD | EDMONTON | AB

Omada
COMMERCIAL



IDEAL FOR QUICK SERVE RESTAURANT



IDEAL FOR PROFESSIONAL / MEDICAL



IDEAL FOR CONVENIENCE



RETAIL/OFFICE FOR LEASE

**BRAND NEW
HIGH EXPOSURE
RETAIL AND OFFICE**

HIGHLIGHTS

- 5,113 SF OF MAIN FLOOR RETAIL SPACE
- 5,976 SF OF SECOND FLOOR OFFICE SPACE (OPTIONS TO DEMISE)
- Transit-focused area with the newly completed Jasper Place Transit Centre just steps away and future LRT stop within walking distance
- Excellent exposure directly onto Stony Plain Road
- Ideal for retail, medical or professional uses
- High quality building with venting in place for restaurant uses
- Easy access to on-site parking

GABRIEL LORIEAU
Associate
780.540.5324
gabriel.lorieau@omada-cre.com

RANDI BURTON
Associate
780.540.5323
randi.burton@omada-cre.com

OMADA COMMERCIAL
1400 Phipps-McKinnon Building
10020 101A Ave, Edmonton AB T5J 3G2
780.540.5320 | omada-cre.com

OMADA-CRE.COM | 780.540.5320

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FEATURES

- **Vacancy:** Main Floor $\pm 1,633$ SF - 5,113 SF
Second Floor $\pm 1,324$ SF - 5,976 SF
- **Available:** Immediately
- **Municipal:** 15625 Stony Plain Road, Edmonton
- **Legal:** Lot 18, Block 1, Plan 9422776
- **Access:** Stony Plain Road
156 Street Alleyway
- **Zoning:** CB1 (Low Intensity Business Zone)
- **Basic Rent:** Negotiable
- **Op Costs:** \$9.50 PSF (2020 est.)
- **Parking:** 24 paved surface stalls on site
- **Signage:** Fascia
- **Amenities:** Elevator, rooftop patio



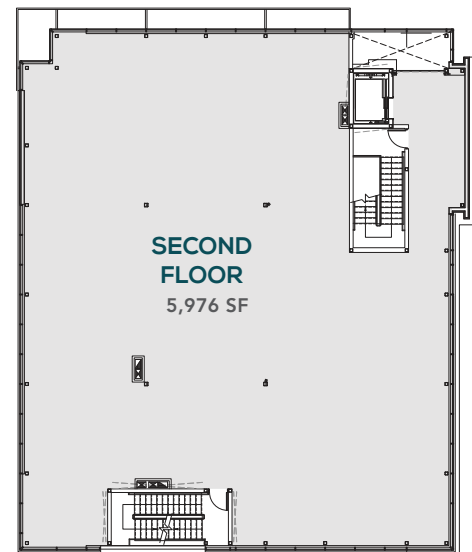
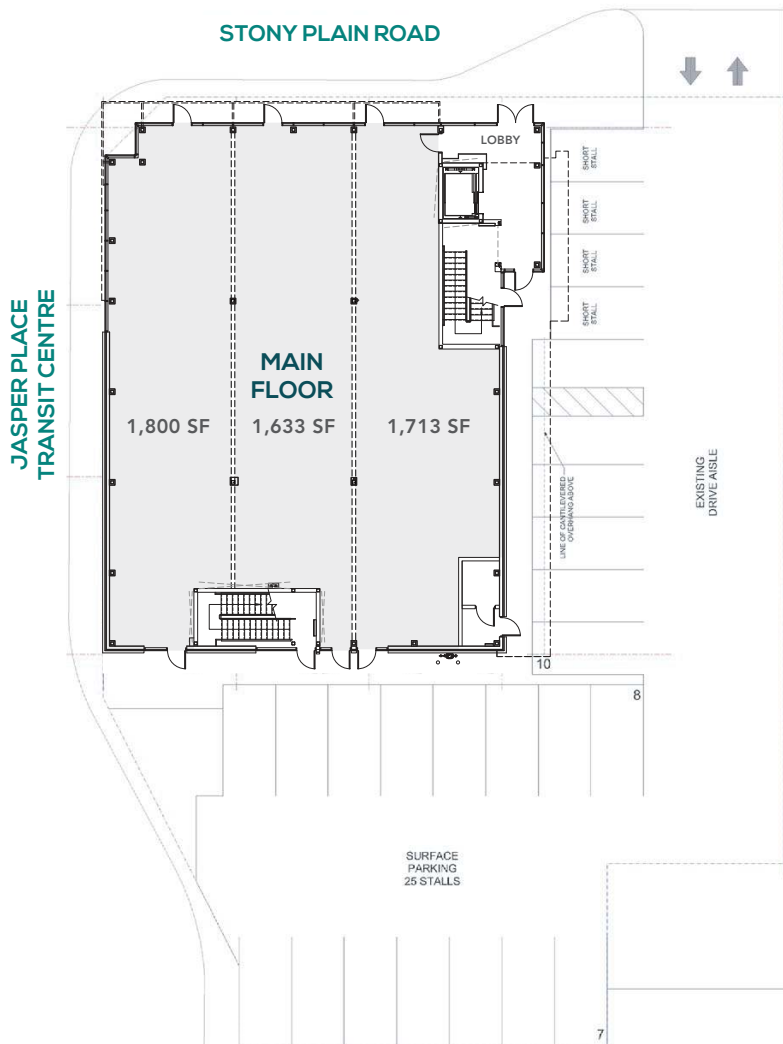
**EXCELLENT EXPOSURE &
HIGH TRAFFIC VOLUME**

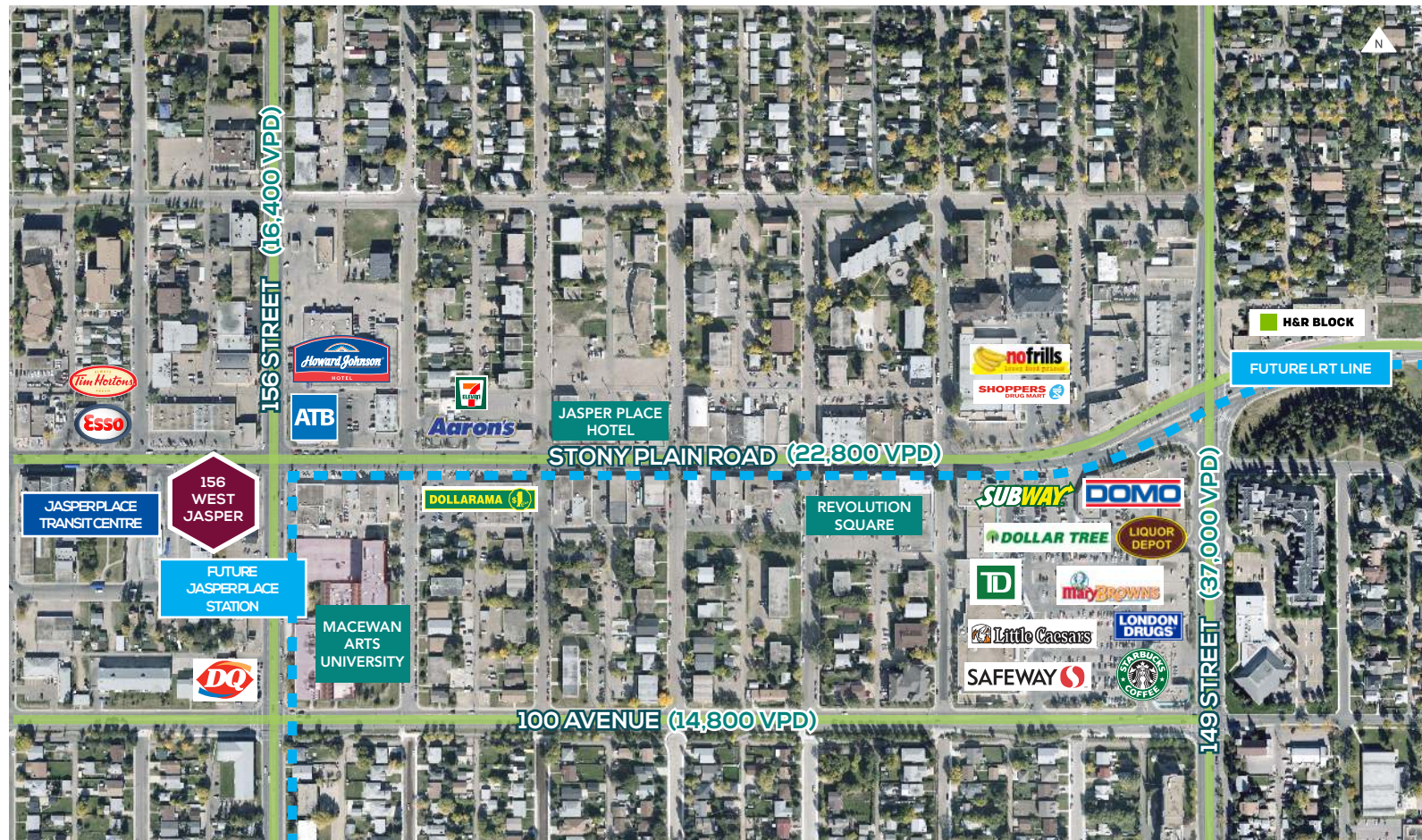


**NEW HIGH END
CONSTRUCTION**



**24 PAVED SURFACE
PARKING STALLS**





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OPPORTUNITY

156 WEST JASPER IS A NEW, HIGH QUALITY BUILDING SITUATED ALONG STONY PLAIN ROAD; A MAJOR ARTERIAL ROAD THAT LINKS DOWNTOWN AND WEST EDMONTON, PROVIDING DIRECT ACCESS FROM EDMONTON'S DOWNTOWN CORE. Located adjacent to the new Jasper Place Transit Centre, there is no shortage of exposure and traffic at this building. Foot traffic will only be enhanced in years to come with the addition of the Jasper Place LRT Station on 156 Street just steps away.

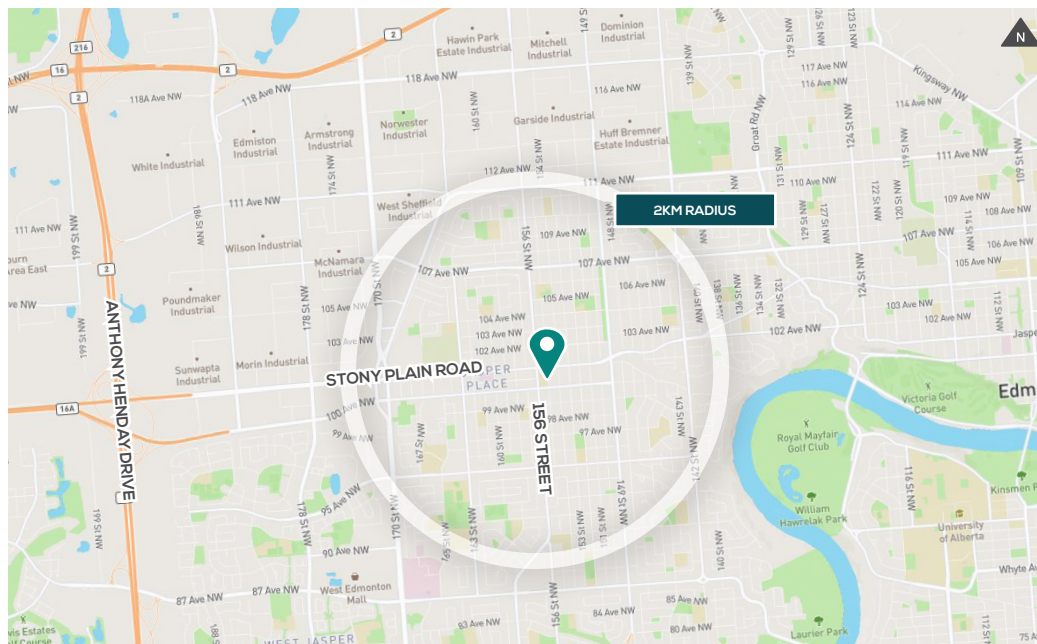
In addition to large amounts of on-site parking for both staff and customers, this property offers modern, high end common areas and amenities such as an elevator and optional rooftop patio. All uses were considered during construction with venting and plumbing for a wide variety of businesses including restaurants and medical.

As part of the Stony Plain Business Improvement Area this corridor is part of an ongoing revitalization to create a cultural and family friendly area for shopping, dining and events. The City and local businesses have been working together to enhance this area for business owners and residents alike, enticing people to the main street and introducing projects and programs to enrich the neighborhood. The future LRT will only further these efforts by bringing new infrastructure and pedestrian traffic to Stony Plain Road.

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DEMOGRAPHICS



- 34,874 residents
- 35,772 DAYTIME POPULATION**
- 5.9% growth (2013-2018)
- 8.2% projected growth (2018-2023)



- Average household income of \$102,439
- 22.5% of households earn \$60,000 to \$100,000
- 30.4% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 19.7%
- 20-39 YRS = 31.1%**
- 40-59 yrs = 28.7%
- 60+ yrs = 20.5%



- 18,500 VPD ON 156 STREET**
- 15,300 VPD on Stony Plain Road

RETAIL/OFFICE FOR LEASE

BRAND NEW HIGH EXPOSURE RETAIL AND OFFICE

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada").

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. 200603

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