

FOR LEASE > 9696 JASPER AVENUE

# GOODRIDGE BLOCK

Edmonton



## 9696 Jasper Avenue NW Fully Fixtured Restaurant

<b>Neighbourhood:</b>	Boyle Street / The Quarters
<b>Building Area:</b>	4,900 Sq. Ft – Ground Level (more or less) 4,900 Sq. Ft. – Basement (more or less)
<b>Year Built:</b>	1921
<b>Legal:</b>	Lot 29 & 30, Block 2, Plan ND
<b>Tax Roll Number:</b>	3640059
<b>Zoning:</b>	<b>DC1 – Goodridge Block DC1</b>
<b>Available:</b>	Immediately
<b>Basic Rent:</b>	Market / Negotiable
<b>Op Costs:</b>	\$1.25 PSF plus utilities and property taxes
<b>Signage:</b>	Fascia
<b>Parking:</b>	Two dedicated stalls included in lease. Customer parking is provide on street and by various surface and underground lots in the area.

### Property Information:

This space is located on the north-east corner of Jasper Avenue and 97 Street, with excellent exposure to both the Edmonton Convention Center and Canada Place. The space is currently fully fixtured as a restaurant and will have outdoor patio potential with the completion of the Jasper Avenue New Vision project in 2021. This location is in close proximity to Downtown and a number of prominent landmarks, providing a strong draw to the area.

Directly north on 97 Street is the Award winning City Market, in the former GWG Company Building. The market helps animates 97 Street year round. In the summer the market moves outdoors creating a pedestrian friendly market stretching from 103A Avenue to Jasper Avenue, passing directly in front of the space.

This space was previously used as a restaurant but the broad zoning allows for a varitey of uses:

- Convenience Retail Stores
- General Retail Stores
- Major & Minor Eating and Drinking Establishments
- Personal Service Shops
- Professional Offices

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## PROPERTY INFORMATION (CONTINUED):

Nearby points of interest and Developments include:

- Canada Place
- Edmonton Convention Centre
- Citadel Theater
- Winspear Centre
- Art Gallery of Alberta
- Royal Alberta Museum
- City Market in the former GWG Company Building
- Brighton Block
- The Hat at Five Corners
- Double Tree by Hilton Edmonton Downtown (former Hyatt Hotel)
- Fairmont Hotel Macdonald

## DEMOGRAPHICS:



- 1,938 RESIDENTS
- 39,393 DAYTIME POPULATION
- **73.4% PROJECTED GROWTH (2018–2023)**



- 11.8% OF HOUSEHOLDS EARN BETWEEN \$60,000 TO \$100,000
- 17.1% OF HOUSEHOLDS EARN MORE THAN \$100,000
- **AVERAGE HOUSEHOLD INCOME OF \$60,105**



- 0 to 19 YRS = 5.3%
- **20 to 39 YRS = 42.8%**
- 40 to 59 YRS = 23.2%
- 60+ YRS = 28.7%



- **23,800 VPD ALONG JASPER AVENUE**
- 10,800 VPD ALONG 97 STREET

## LEASING DETAILS / CONSIDERATIONS:

While more detailed terms will be clarified through subsequent lease development and negotiation processes, the following are some initial considerations for respondents.

### Leasing Costs:

- Market Rent plus Operating Costs (utilities, janitorial, snow removal, security, maintenance, building insurance)

### Tenant lease space responsibilities may include:

- Supplying all required furnishing, fixtures or equipment
- Paying for required property taxes, phone/internet
- Tenant will be responsible for paying for tenant improvements and will be required to obtain City approval prior to doing renovations, changes in use, or assigning

### Parking:

- 2 dedicated parking stalls included in the lease, customer parking available onstreet and in surrounding private parking lots

### Insurance:

- Tenant is required to obtain liability insurance for the leased space

**Availability:** Immediately

**Security Deposit:** \$9,000

**Lease Term:** 5 years with 5 year option to renew (negotiable)

**Facility Access:** Public Transit and on-street parking

Interested parties will be asked to fill in an application following the open houses. Applications will be evaluated. The City reserves the right to accept or reject any applicant. The most suitable applicant will be contacted to refine deal terms.

For more information write to us at [leasing@edmonton.ca](mailto:leasing@edmonton.ca).

## City of Edmonton Strategic Objectives



### HEALTHY CITY

Edmonton is a neighbourly city with community and personal wellness that embodies and promotes equity for all Edmontonians.



### URBAN PLACES

Edmonton neighbourhoods are more vibrant as density increases, where people and businesses thrive and where housing and mobility options are plentiful.



### REGIONAL PROSPERITY

Edmonton grows prosperity for our Metro Region by driving innovation, competitiveness and relevance for our businesses at the local and global level.



### CLIMATE RESILIENCE

Edmonton is a city transitioning to a low-carbon future, has clean air and water and is adapting to a changing climate.