

ST. CLAIRE AT FOREST HEIGHTS

10610 82 STREET | EDMONTON | AB

Beljan



HIGHLIGHTS

- Rare commercial opportunity in the Forest Heights neighborhood
- Easy access to downtown and Wayne Gretzky Drive
- Close proximity to Riverside Golf Club, McNally High School and Forest Heights Park
- New concrete construction, mixed-use infill development

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FOR LEASE**

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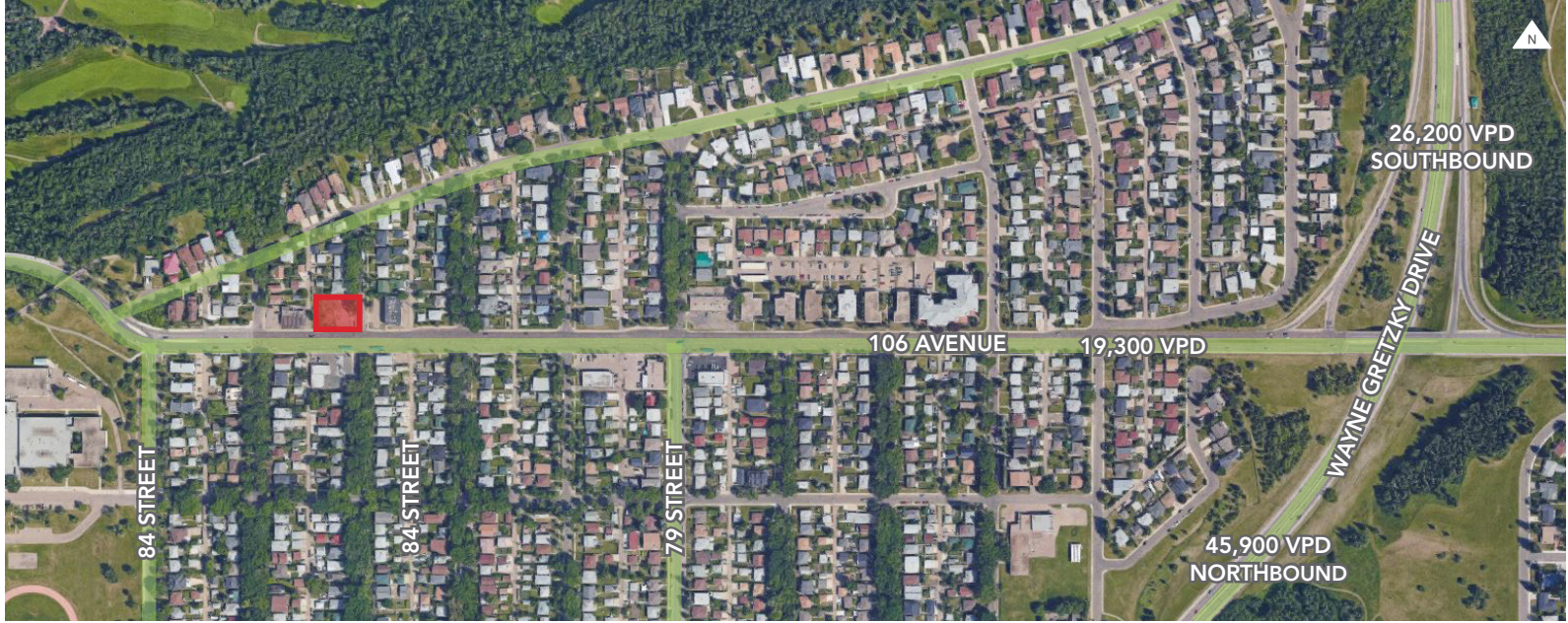
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FEATURES

- **Vacancy:** 1,500 SF - 3,129 SF
- **Available:** Spring 2016
- **Municipal:** 8204 106 Avenue, Edmonton, AB
- **Legal:** Lot 29, Block 51, Plan 1522508
- **Access:** 106 Avenue
- **Zoning:** DC2 (863)
- **Basic Rent:** Negotiable
- **Op Costs:** \$7.00 PSF (2015 est.)
- **Parking:** Street Front
- **Signage:** Facade
- **Area Tenants:** Hill Top Pub, Centex Gas Bar, Dallas Pizza, Riverside Golf Club

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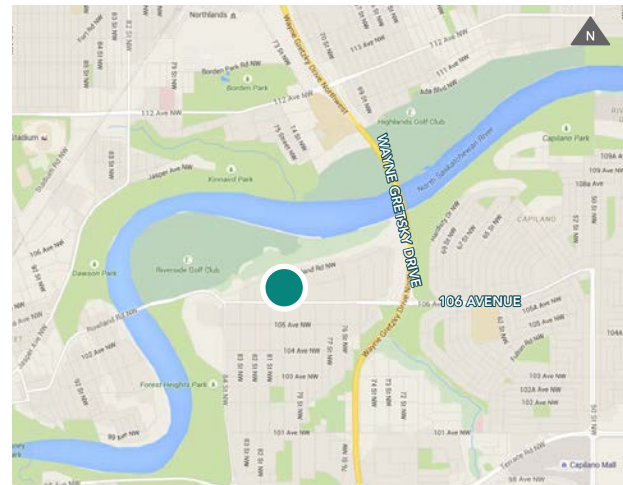
SURROUNDING AREA

Forest Heights is a highly desirable mature community located in east central Edmonton. Perched above the North Saskatchewan River Valley the community is well known for its river valley views, tree-lined streets and proximity to major destinations such as Whyte Avenue and downtown.

St.Claire is a new 4-storey concrete building that offers main floor retail and 27 residential apartments. The site maintains easy access and excellent frontage along 106 Avenue and is within a 5 minute drive to the downtown. The area continues to experience increased residential development and investment due to its strong demographics and family-oriented amenities.

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DEMOGRAPHICS ■ 2 km Radius | 2016



POPULATION

- 3,881 residents
- 2,688 daytime population
- 1.4% growth (2010-2015)
- 3.1% projected growth (2015-2020)



INCOME

- Average household income of \$109,303
- 33.6% of households earn more than \$100,000
- 28.0% of households earn \$60,000 to \$100,000



TRAFFIC

- 19,300 vehicles daily on 106 Avenue
- 9,100 vehicles daily on 94 Street
- 2,650 ETS riders daily on 106 Avenue in front of site



AGE

- 0-19 = 17.3%
- 20-39 = 29.1%
- 40-59 = 23.9%
- 60 Plus = 42.9%

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