EMPIRE BUILDING
10080 JASPER AVENUE, EDMONTON, AB

// 3,352 SF FULLY FIXTURED CAFE OPPORTUNITY



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// PROPERTY DETAILS

MUNICIPAL ADDRESS	10080 JASPER AVENUE, EDMONTON, AB
ZONING	CC (CORE COMMERCIAL ARTS ZONE)
LEASABLE AREA	3,352 SF
LEASE RATE	MARKET
OPERATING COSTS	$10.25 / SF (EST. 2026)
AVAILABILITY	IMMEDIATELY

// HIGHLIGHTS

- Mixed-use 12-floor office tower built above a retail podium
- Excellent frontage to Jasper Avenue
- High-visibility intersection of Jasper Avenue and 101 Street NW
- Surrounded by Commerce Place, Enbridge Centre, First & Jasper, National Bank Centre and Rice Howard Place; boasting nearly 2.3 million SF of office space
- Provides access to high daytime population

// DEMOGRAPHICS

POPULATION

1km	3km	5km
14,694	110,802	217,924

DAYTIME POPULATION

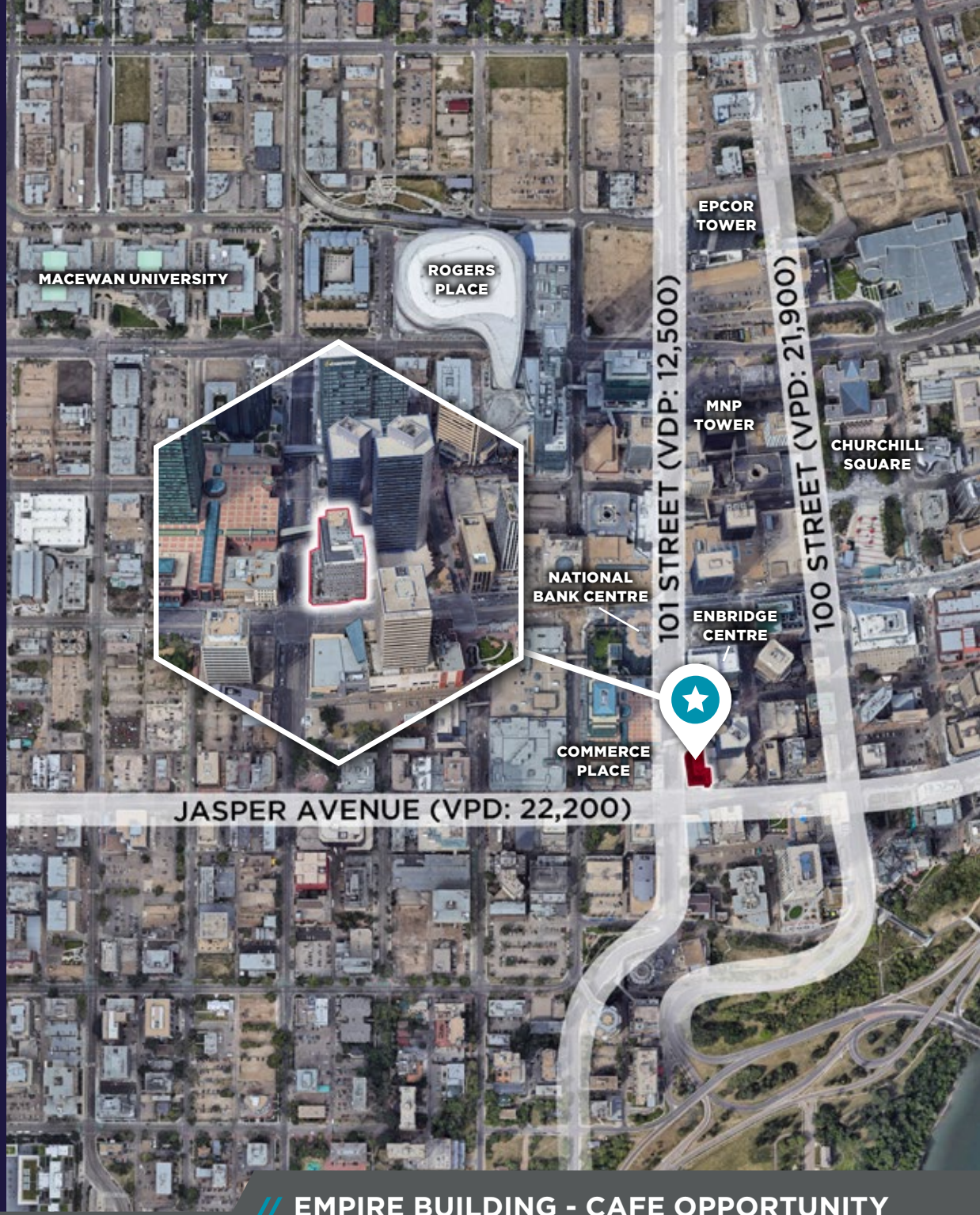
19,976 at MacEwan University
14,439 at NorQuest College
2,154 at Centre High Campus Enrollment
Est. 65,000 Office Jobs downtown

HOUSEHOLDS

1km	3km	5km
9,098	61,039	107,672

AVERAGE INCOME

1km	3km	5km
$95,326	$95,656	$108,270



// EMPIRE BUILDING - CAFE OPPORTUNITY

10080 Jasper Avenue, Edmonton, AB

KEEP IN TOUCH



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