Come Join Us



SIGNAGE

DISTRICT 23

9204 23 Avenue NW Edmonton AB

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ROMI SARNA AND

FOR LEASE

SIGNAGE

DISTRICT 23

is poised to redefine retail in Edmonton, offering an unparalleled opportunity to thrive in one of the city's most vibrant and dynamic neighbourhoods.

WHY DISTRICT 23?

<u>Prime Location:</u> Being just a stone's throw away from South Edmonton Common but with better access and 23 Ave visibility, means your business will benefit from the vast customer base that frequents the area daily

Excellent Transportation Links: Located near major roads (Gateway Boulevard/Calgary Trail, 91 Street, Anthony Henday, etc.) and public transportation hubs, customers can reach District 23 with ease

Surrounding Demographics: This is a highly established area surrounded by a diverse and growing population; across the street, Edmonton Research Park hosts over 55 companies and 1,500+ employees

AERIAL MAP

← SITE



HOUSEHOLD INCOME

Avg. Household Income Avg. Household Spending \$107,000 \$125,042



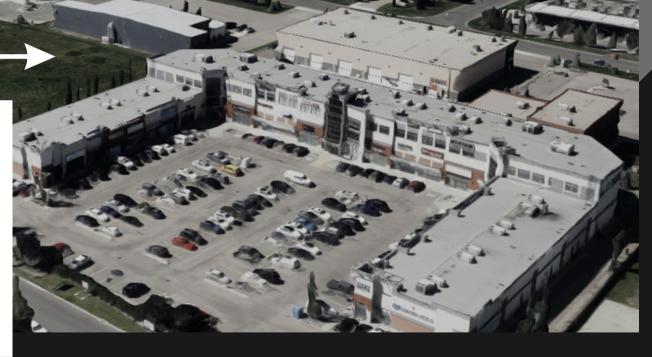
POPULATION & EXPOSURE

Population: 167,948Households: 61,772

• Median Age: 35.7

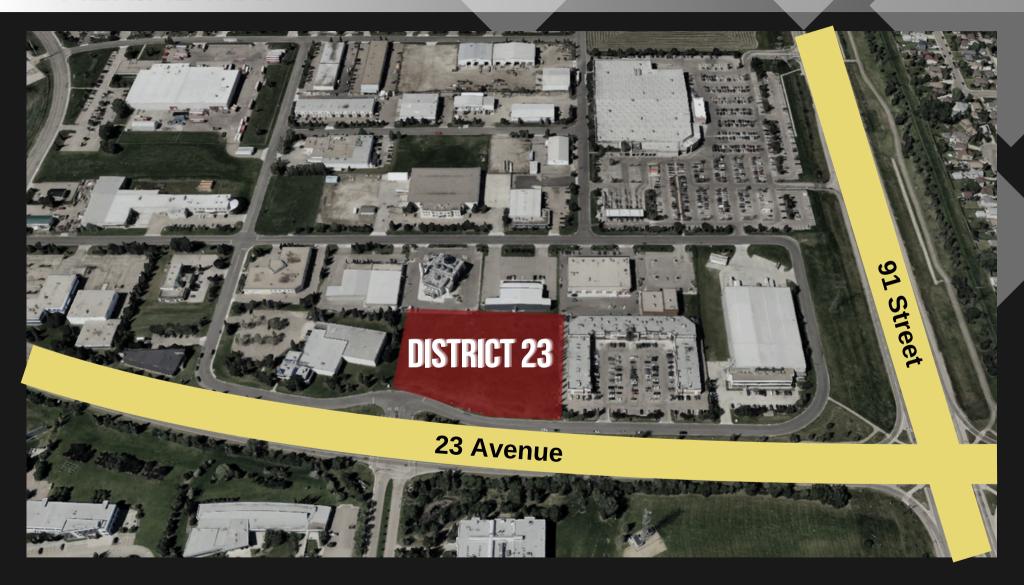
23 Avenue: 31,342 VPD91 Street: 38,559 VPD

• Parsons Road: 21,608 VPD



WWW.ROMISARNA.CA

AERIAL MAP



WWW.ROMISARNA.CA

PROPERTY DETAILS

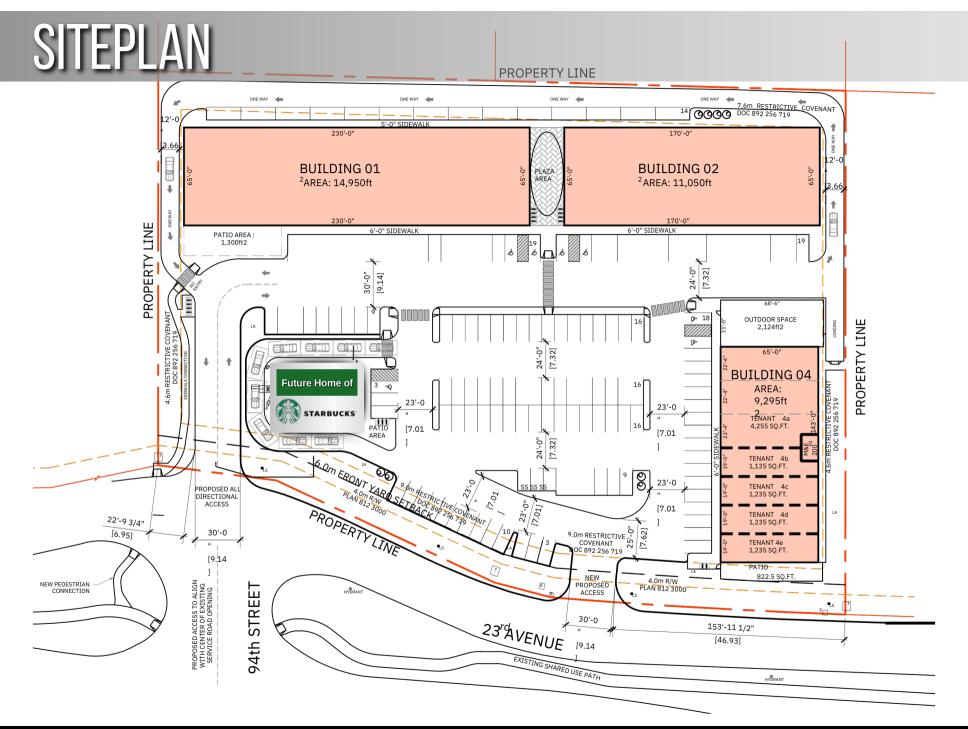
	Transaction Type	For Lease	
ð	Address	9204 23 Ave NW Edmonton AB	
	Zoning	IB	
	Site Area	3.32 Acres	
	Phase I	9,160 Sq. Ft.	
	Phase I Parking	100 Stalls	
	Phase 2	26,000 Sq. Ft.	

Lease Rates	Starting at \$35.00
Op Cost	\$13.00 / SqFt / Annum (est. 2024)
Phase 1 ETA	Q2-Q3 2025

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ROMI SARNA AND ASSOCIATES

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