

For Lease



PRIME RETAIL

5637 RIVERBEND ROAD NW
EDMONTON, ALBERTA



HIGHLIGHTS

- Main floor retail and lower level fitness training space available
- High traffic neighbourhood shopping centre located in the Brander Gardens area of Riverbend
- Over 1500 households in a 5km radius
- Schools and church's in close proximity
- Riverbend has a great tenant mix which includes one of the busiest swim clubs in Canada
- Low vacancy

PROPERTY DESCRIPTION

Base Rent:	Market
Op Costs & Taxes:	\$11.97 psf est.
Retail Sizes:	See Floor Plan
Available Immediately:	Building B - Unit 5649A - 854 sq. ft. Building B - Unit 5659 - 1,287 sq. ft.
Pre-leasing:	Building C - Main & Lower Floors
Occupancy:	October 2018
Parking:	Ample

DEMOGRAPHICS

Demographics pulled from a 3km radius.



Population
41,645



Median Age
41.5



Traffic Count
12,200



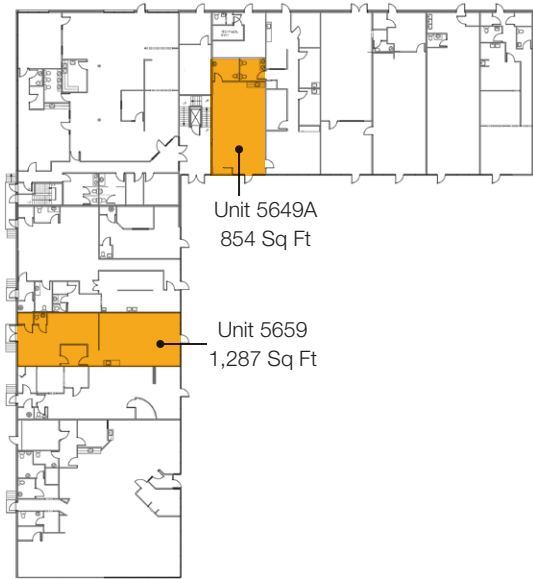
Household Income
\$146,752

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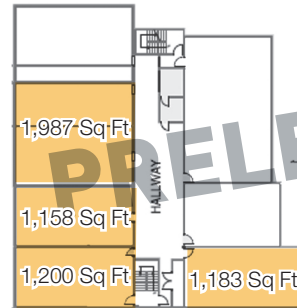
AVAILABLE IMMEDIATELY

BUILDING B PROFESSIONAL CENTRE MAIN FLOOR

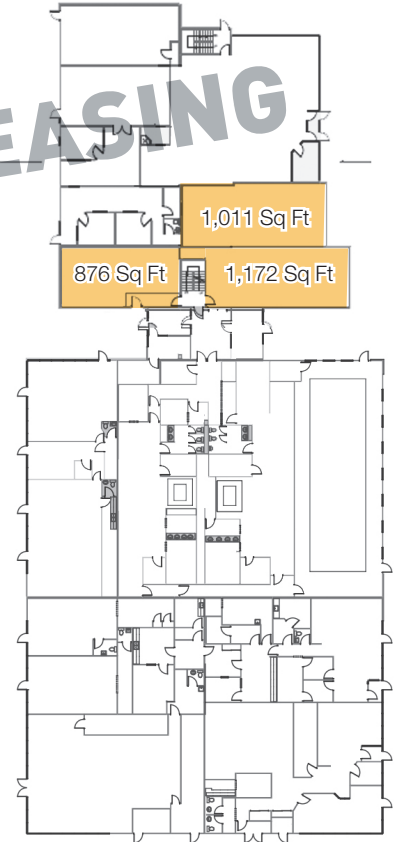


PRELEASING

BUILDING C LOWER FLOOR



BUILDING C MAIN FLOOR



*All sizes are approximate

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