

2,500 SF RETAIL SPACE



Set up shop in downtown's trendy neighbourhood.

10954 - 84 STREET, EDMONTON

Position your business in this well connected and vibrant community's first commercial building currently under construction. Stadium Yards is a brand new mixed-use development primely situated within walking distance to Stadium LRT station, Commonwealth Stadium, Commonwealth Recreation Centre and the river valley within close proximity to Edmonton's thriving downtown core and major post-secondary institutions.



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CONNECTED URBAN EXPERIENCE



COMMONWEALTH COMMUNITY RECREATION CENTRE



COMMONWEALTH STADIUM



**Stadium
Yards**

PREMIUM MIXED-USE DEVELOPMENT AT THE JUNCTION
OF 84/85 STREET, JUST OFF JASPER AVENUE



High traffic retail adjacent to Canada's largest Stadium.

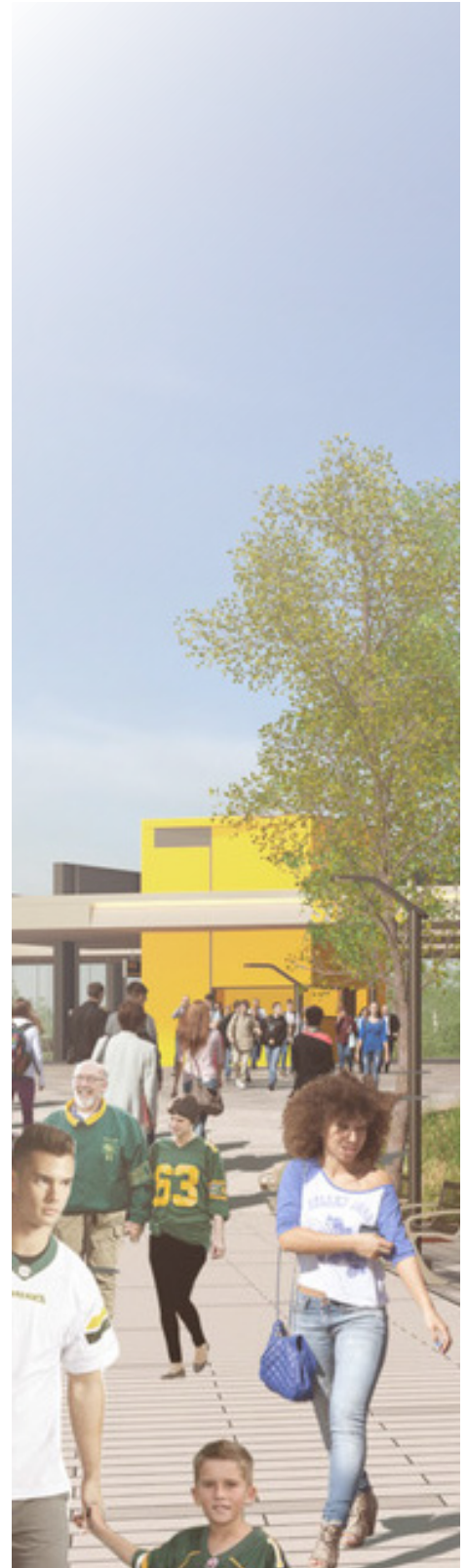
Ideal for be-spoke restaurants & hip cafes

Stadium Yards is a brand new mixed-use development proud to offer the first commercial building in the area. This unique 2,500 SF commercial retail building is nestled between two residential buildings and boasts high ceilings and state of the art architecture.

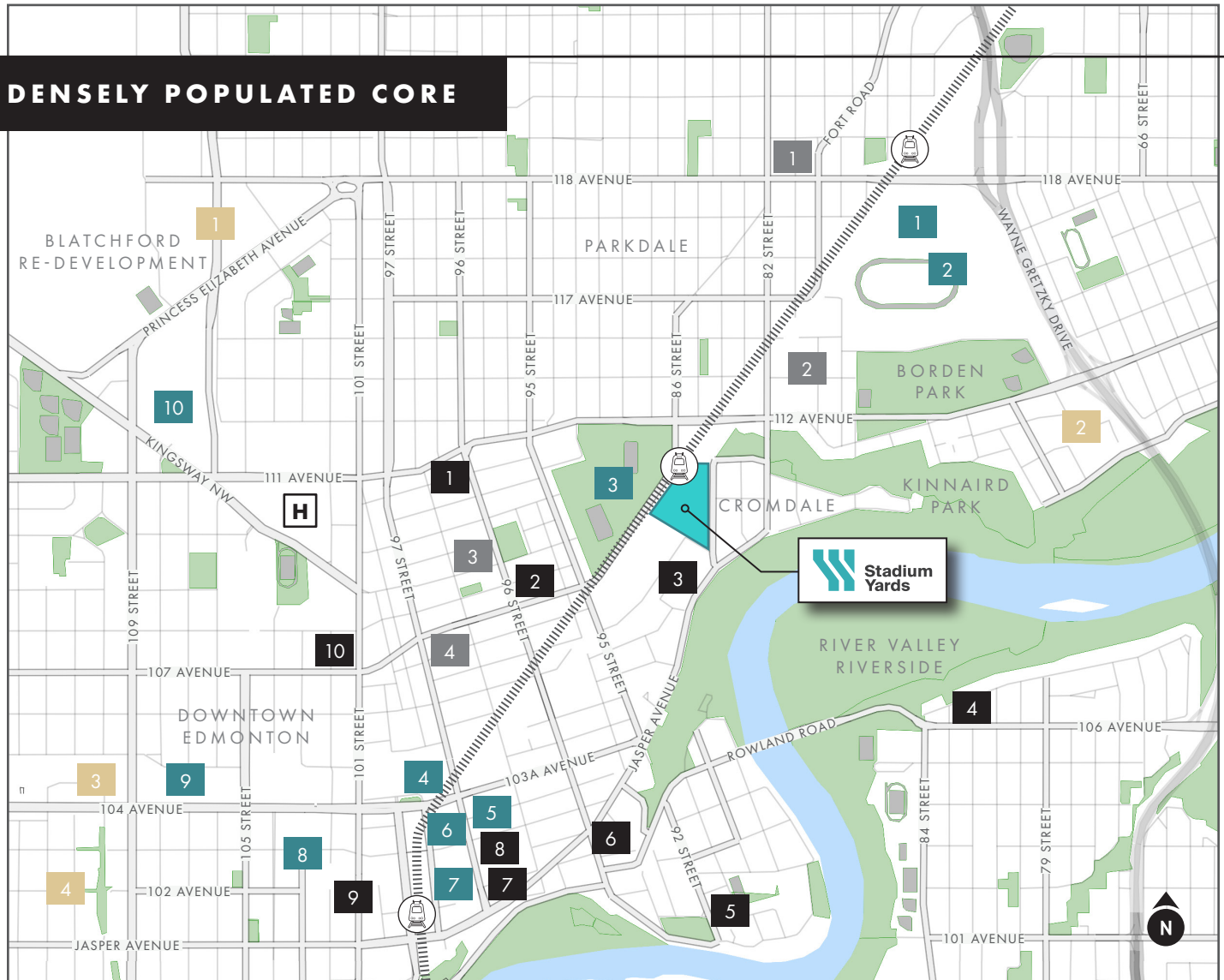
Reap the benefits of traffic generated by events at the Commonwealth Stadium as well as the many commuters connecting to transit from Stadium LRT Station.

It's all in the details.

MUNICIPAL ADDRESS	10954 - 84 Street, Edmonton
LEGAL DESCRIPTION	Plan 1723564, Block 6, Lot 2
ZONING	DC1 (18179) - Direct Development Control Provision
PARKING	On-site surface parking stalls and street parking
SIZE	2,500 SF
POSSESSION	Spring 2020
OPERATING COSTS	To be determined
LEASE RATE	Please inquire



DENSELY POPULATED CORE



RESTAURANTS & CAFES

- 1 Tony's Pizza Palace

- 2 Allegro Italian Kitchen

- 3 Panini's Italian Cucina

- 4 Cartago

- 5 Little Brick

- 6 The Moth Cafe

- 7 The Nook Cafe

- 8 Pêche Cafe

- 9 CRAFT Beer Market

- 10 Padmanadi

ATTRACTIONS

- 1 Edmonton EXPO Centre

- 2 Northlands

- 3 Commonwealth Stadium

- 4 Royal Alberta Museum

- 5 Downtown Farmers Market

- 6 Art Gallery of Alberta

- 7 Winspear Centre

- 8 Edmonton City Centre Mall

- 9 Rogers Place/ICE District

- 10 Kingsway Mall

EDUCATION

- 1 NAIT

- 2 Concordia University

- 3 Grant MacEwan

- 4 Norquest College

GROCERY STORES

- 1 Safeway

- 2 Save-On-Foods

- 3 Italian Centre Shop

- 4 Lucky 97

PREMIUM MIXED-USE DEVELOPMENT AT THE JUNCTION
OF 84/85 STREET, JUST OFF JASPER AVENUE



**Stadium
Yards**

Cater to young professionals and students.

Connected and flowing with life

Stadium Yards is ideally positioned as a natural extension of the downtown core and is in need of more establishments serving the immediate population. Significant growth is occurring now and in the near future with an additional 500+ residential units coming.

Take advantage of the surrounding mature and stable Parkdale and Cromdale communities. Easily connect to the river valley trails, Dawson Park and Kinnaird Ravine with Save-On-Foods only 200 metres away.

8,937

VEHICLES PER DAY

40,688

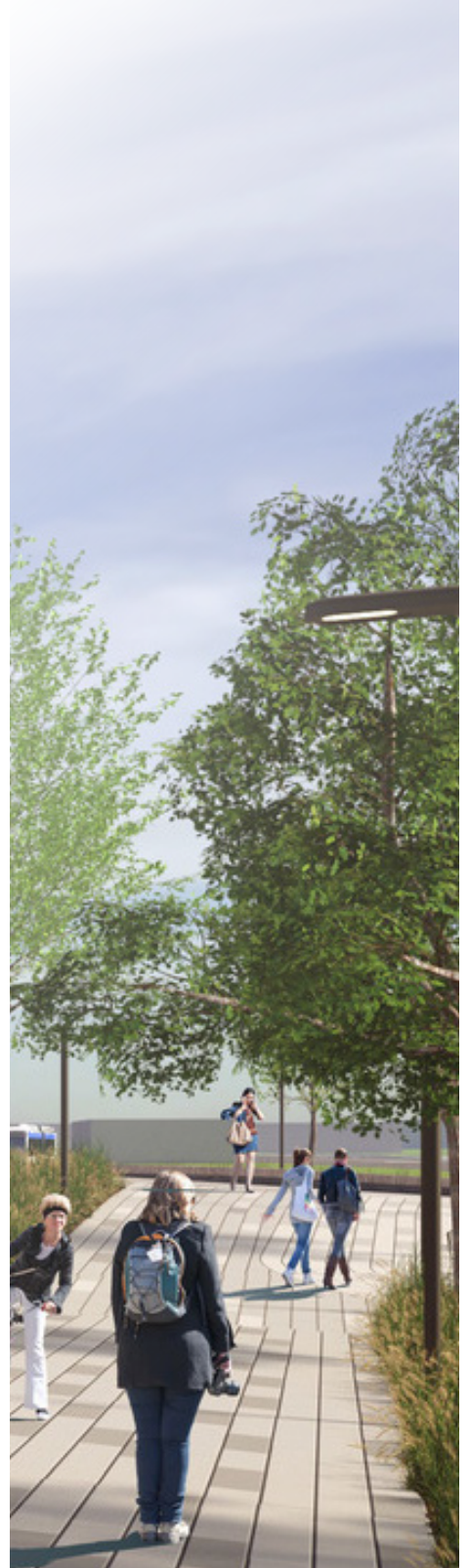
TOTAL POPULATION

63

WALKSCORE

\$120,464

AVERAGE HOUSEHOLD INCOME



TRANSIT-ORIENTED COMMUNITY



PREMIUM MIXED-USE DEVELOPMENT AT THE JUNCTION
OF 84/85 STREET, JUST OFF JASPER AVENUE



**Stadium
Yards**

Join a homegrown urban experience in this community hub.

Stadium LRT Station Redevelopment

Stadium Yards is coming to life alongside the city's plan to redevelop the Stadium Station Area. With a focus on connectivity, new streets and greenways are being developed to enhance the urban experience.

Upon its completion, the redeveloped area will boast re-envisioned pedestrian walkways and bike paths servicing the densely populated, bustling downtown core, immediately accessible from Stadium Yards.

Walk, bike or scoot to Stadium Station, Commonwealth Community Recreation Centre and Commonwealth Stadium in just a few minutes using the convenient walkway recently completed by the city.

Get there, quick.

STADIUM LRT STATION	4 minutes walking
COMMUNITY RECREATION CENTRE	4 minutes walking
COMMONWEALTH STADIUM	5 minutes walking
RIVER VALLEY, PARKS AND PATHS	7 minutes walking
CITY CENTRE (CENTRAL STATION)	10 minutes by LRT
MACEWAN UNIVERSITY	15 minutes by LRT





Stadium Yards

RETAIL POSSESSION 2020



COLLIERSCANADA.COM/P-CAN2004020



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