



# Jasper Avenue

Jasper Avenue and 120 Street NW  
Edmonton, AB

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Located at the highly visible intersection of Jasper Avenue and 120 Street NW, this mixed-use development is set to be a dynamic addition to Edmonton's Oliver and Downtown neighbourhoods. The family-oriented community of Oliver is one of Alberta's most densely-populated areas and is just minutes away from the downtown core. Oliver is ranked as one of the city's Best Neighbourhoods because of its close proximity to schools, boutique shopping, parks, local restaurants, grocery stores, and entertainment.

The 33-storey tower will include 342 residential suites (approx. 515 residents), office space and 8,900 sq. ft. of retail space for a variety of businesses. All retail units (ranging from 962 sq. ft. to 2,645 sq. ft.) will face Jasper Avenue for easy street-level access along this busy thoroughfare. The building's façade will incorporate the use of Braille letters and numbers to represent the site's history with the Canadian National Institute for the Blind.



## SIZE (NLA)

Total Retail (Ground Floor) .....8,900 sq. ft.

## OPENING

Occupancies .....Summer 2022

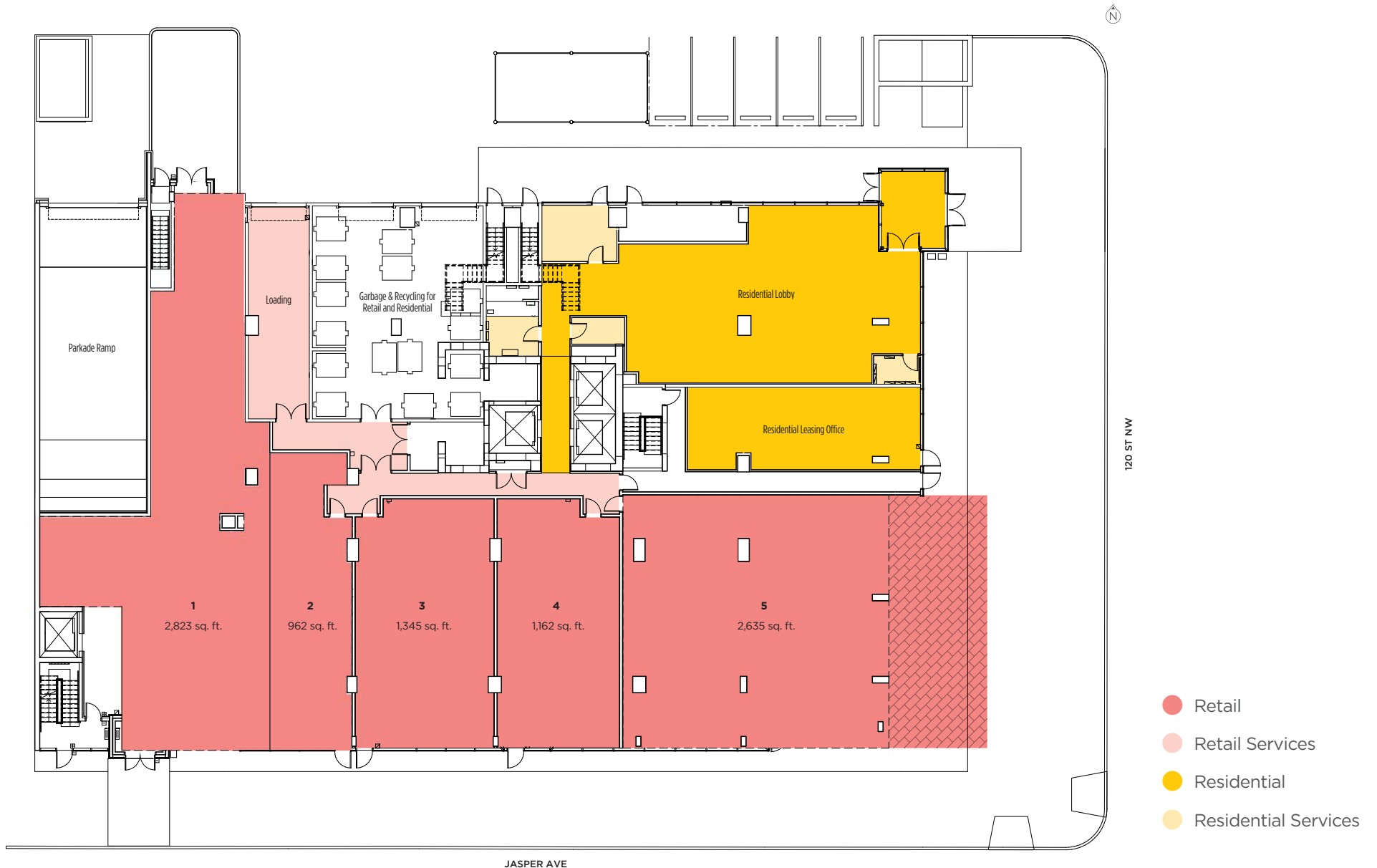
## TRADE AREA

	2019 ESTIMATE	2024 PROJECTION	2029 PROJECTION
Within 1 km	18,834	21,319	23,846
Within 3 km	87,300	100,797	116,299
Within 5 km	203,501	227,377	252,327



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## LEASING CONTACTS

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