



# UNITY SQUARE

EDMONTON, AB

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## UNITY SQUARE

EDMONTON, AB

Unity Square serves the downtown and west of downtown area of 3,700 businesses, 31,000 employees, and 50,000 residents. The Centre has excellent exposure to 104th Avenue with approximately 55,000 vehicles per day passing the property.



UNITY SQUARE | EDMONTON, AB





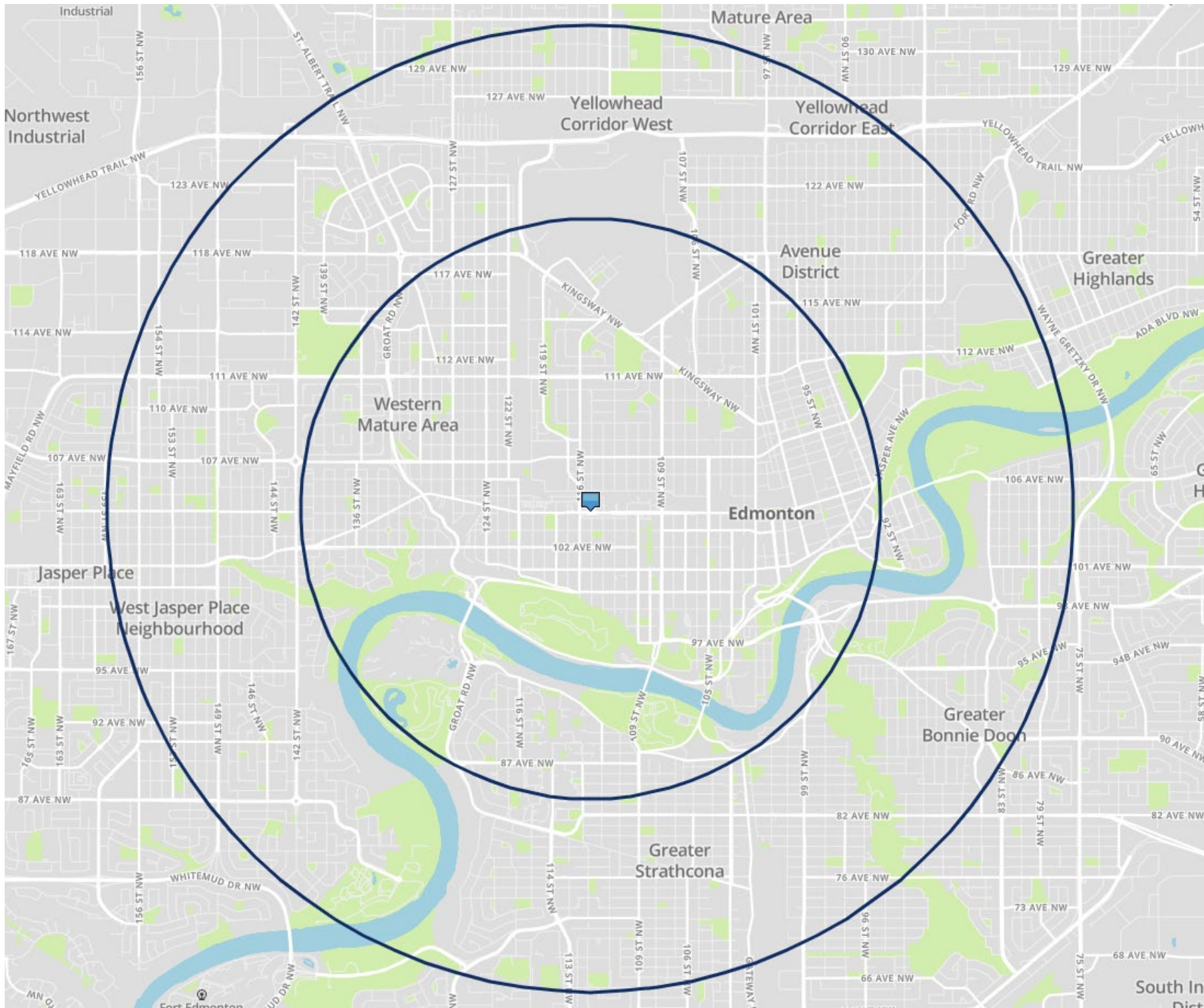


# PROPERTY HIGHLIGHTS





ADDRESS	UNITY SQUARE EAST 11410-11590 104 Avenue Edmonton, AB
	UNITY SQUARE WEST 11604-11808 104 Avenue Edmonton, AB
MAJOR INTERSECTION	Located just west of the downtown and the new IceDistrict on 104th Avenue and 116th Street.
GLA (SQ. FT)	98,468
NUMBER OF STORES AND SERVICES	29



# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	28%	32%
	TRADE AREA POPULATION	90,053	212,428
	AVERAGE HOUSEHOLD INCOME	\$92,919	\$99,529



# SITE PLAN AND TENANT DIRECTORY

## UNITY SQUARE EAST



UNIT	TENANT	SQ FT
410	Safeway	50,269
414	Shell Gas Bar	1,634
428	Dollarama	10,489
436	Tokyo Express	3,112
504	CIBC	7,950
540	Chopped Leaf	1,296
542	Mr. Barber	954
544	M & M Food Market	1,089
550	Scotiabank	5,005
560	Insight Medical Imaging	
	Main Floor:	8,712
	Basement:	2,441
588	Little Caesars	1,099
590	Sleep Country	6,217

# SITE PLAN AND TENANT DIRECTORY

## UNITY SQUARE WEST



UNIT	TENANT	SQ FT
604	Royal Bank of Canada	9,709
620	Brewster's Brew Pub	6,617
640	Second Cup	1,819
642	Massage Addict	1,621
646	Bell Mobility	1,331
648	Oliver Square Registries	4,014
650A	Young Optical	750
654	Oliver Eye Centre	2,345
660	McDonald's	3,813
704	London Drugs	34,867
720	Binh's Nails	1,116
722	Vancia Donair and Shawarma	774
724	Ace Liquor	3,570
728	Unity Square Dental	2,613
736	Beer Revolution	5,103
808	Canada Post	5,531
810	Optimum Health Vitamins	4,881
812	Staples	19,867





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**105th Avenue**

**116th Street**

**104th Avenue**

**STAPLES**  
The Office Superstore

**LONDON  
DRUGS**

**DOLLARAMA**

**SAFeway**

**Insight**  
MEDICAL IMAGING

**SleepCountry**

**118th Street**

**117th Street**