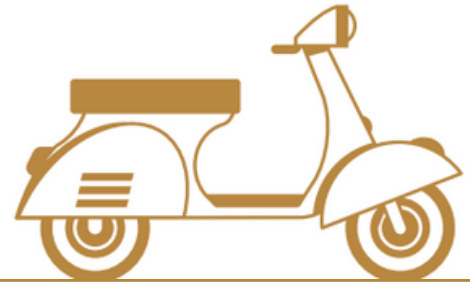


the PIAZZA



10825 95 Street, Edmonton



Multiple Leasing Opportunities Available

A great opportunity for local businesses to join the Little Italy community and be part of the neighbourhood's revitalization

Spaces are ideal for cafes, restaurants, boutique shops, bookstores and much more

Capitalize on daytime and evening traffic in this dedicated local community

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AICRE
COMMERCIAL

10825 95 Street, Edmonton
FOR LEASE
RETAIL



THE PIAZZA

The PIAZZA is a single-story 10,000 SF freestanding retail mall in the heart of Little Italy. Built in 1989, the building was purchased by a group of community investors interested in revitalizing this pivotal commercial property.

COMMUNITY MINDED TENANTS

The McCauley Development Corporation is looking for community-minded tenants of all sizes. Whether you are a start-up looking for a shared micro space or a well-established local vendor looking to expand, the PIAZZA has a space for you.

- Demising and sharing options are available for all spaces
- Brand new façade
- Negotiable tenant improvement allowances
- Ideal tenants could include artisan craft markets, single-stall vendors, restaurants, cafes, bookstores, microbreweries, bakeries and gift shops
- Fully fixtured restaurant available

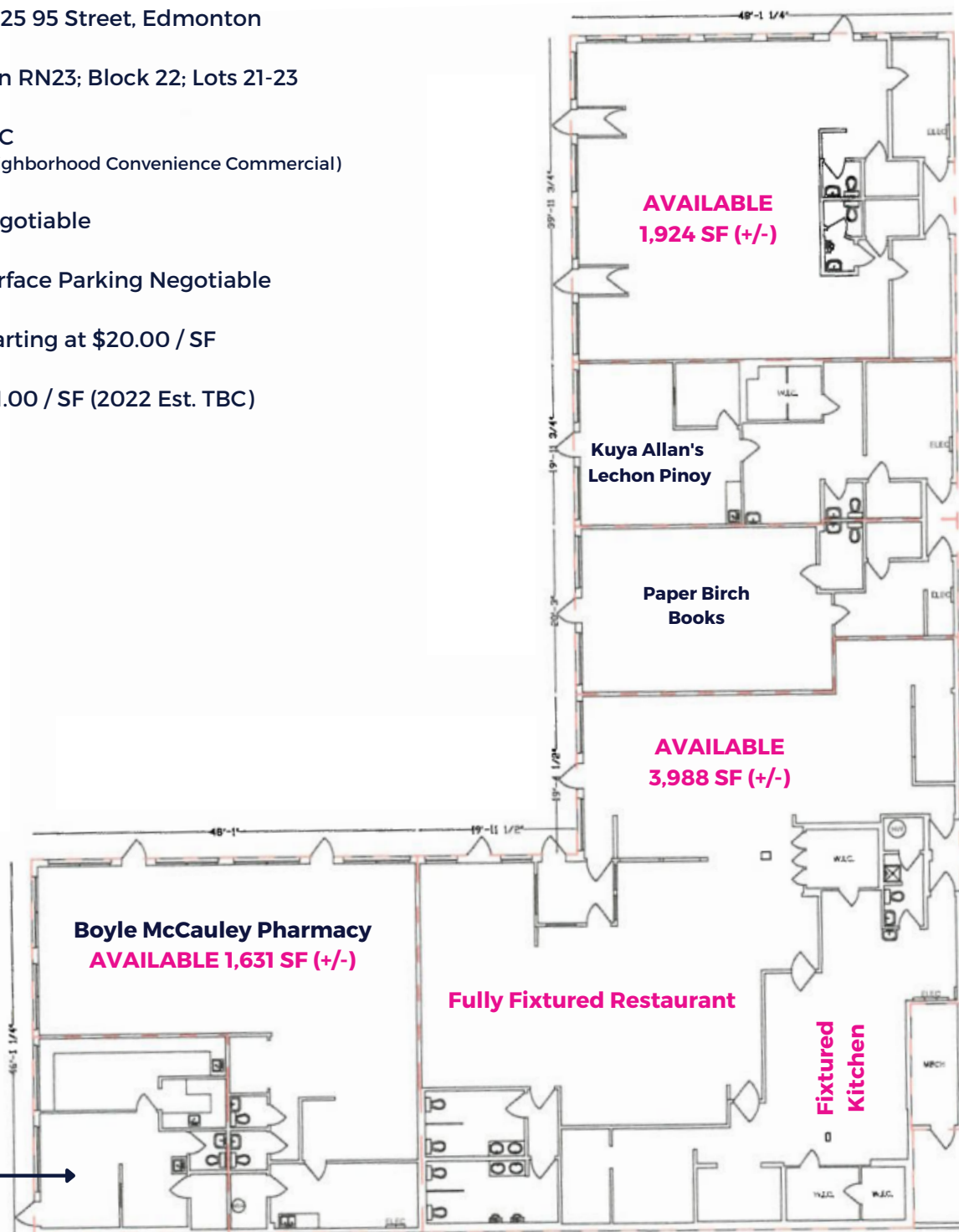




THE PROPERTY

- ADDRESS:** 10825 95 Street, Edmonton
- LEGAL:** Plan RN23; Block 22; Lots 21-23
- ZONING:** CNC
(Neighborhood Convenience Commercial)
- SIGNAGE:** Negotiable
- PARKING:** Surface Parking Negotiable
- LEASE RATE:** Starting at \$20.00 / SF
- OPERATING COSTS:** \$11.00 / SF (2022 Est. TBC)

N



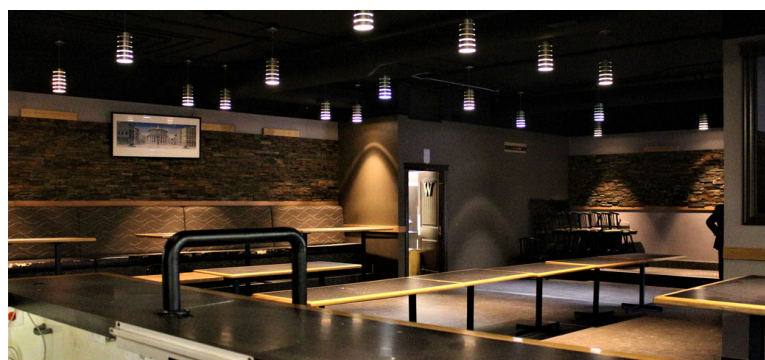
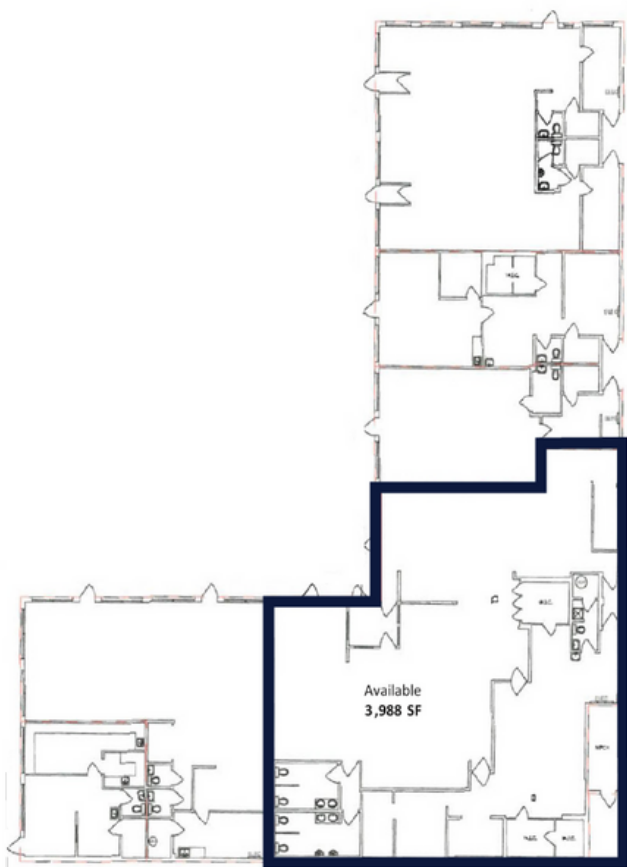
FUTURE RESTAURANT

10825 95 Street, Edmonton
FOR LEASE
3,988 SF (+/-)

HIGHLIGHTS

- 3,988 SF (+/-)
- Fully fixtured restaurant including a bar
- Walk-in coolers
- 137 Person capacity
- Modern interior design
- Spacious commercial kitchen
- Demising options available
- Potential tenants may include ghost kitchens, restaurants and local brewing/distillery companies

N

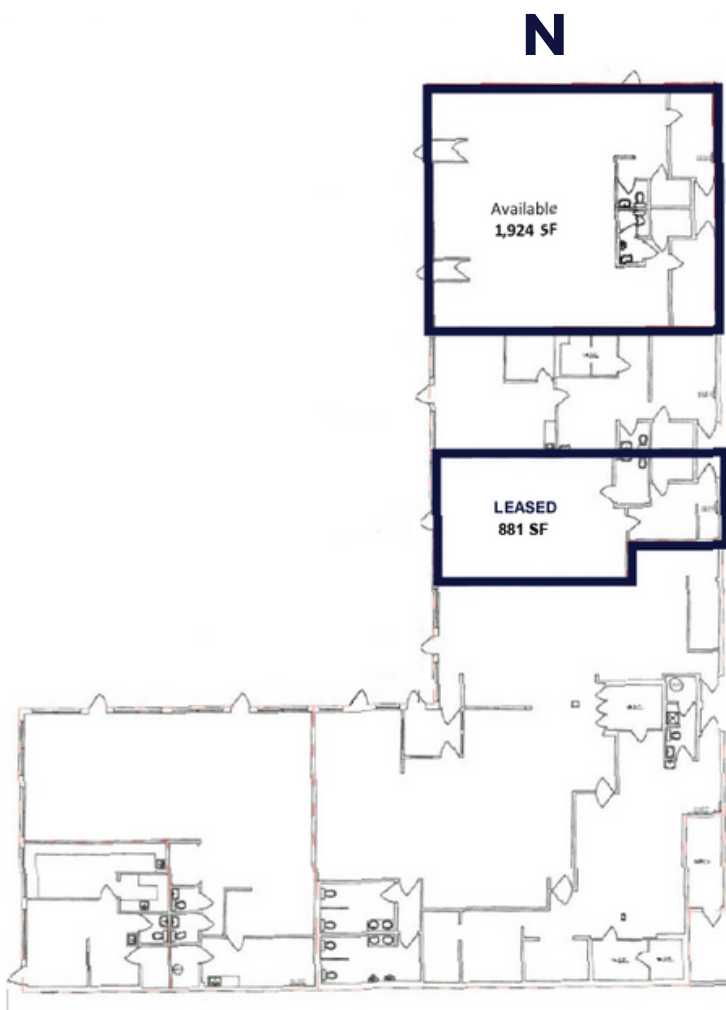


FUTURE RETAIL/MARKET

10825 95 Street, Edmonton
FOR LEASE
Up to 2,805 SF (+/-)

HIGHLIGHTS

- Up to 2,805 SF (+/-)
- Prime end unit available with a fenced patio
- Middle unit available
- Demising options are available from single stalls to full unit spaces
- Zoning allows for a variety of uses including cafes, boutique shops, single vendor stalls and community markets



THE NEIGHBOURHOOD

10825 95 Street, Edmonton
FOR LEASE
RETAIL



IDEAL LOCATION

- Surrounding neighbourhoods have a 43,900 population (estimate) in a 2km radius
- Easy transit access to bus routes and the future Valley LRT Line
- 95 Street (North & South Bound) 12,900 VDP
- Little Italy attracts shoppers who have a higher than average household income



LITTLE ITALY

One of Edmonton's top cultural spots, Little Italy has been around since the early 1950's. People of all cultures come to this area to shop, eat and enjoy the local park. The neighbourhood has become an attractive, walkable, busy dining and shopping district with a distinctly relaxed vibe.

SUCCESS

Successful neighbouring businesses include The Italian Centre Shop, Zocalo, Spinelli's Bar Italia, Brew-for-Less and the original Sorrentino's restaurant.

REDEVELOPMENT

McCauley residents, passionate about revitalizing their community, launched the McCauley Development Corporation. The new investment vehicle allowed the group to purchase a property in the heart of Little Italy, the PIAZZA.



THE TEAM

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