

Come Join Us



STARBUCKS®

DISTRICT 23

9204 23 Avenue NW
Edmonton AB

SIGNAGE

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MaxWell
Commercial

RS

ROMI SARNA AND
ASSOCIATES

FOR LEASE

DISTRICT 23

is poised to redefine retail in Edmonton, offering an unparalleled opportunity to thrive in one of the city's most vibrant and dynamic neighbourhoods.

WHY DISTRICT 23?

Prime Location: Being just a stone's throw away from South Edmonton Common but with better access and 23 Ave visibility, means your business will benefit from the vast customer base that frequents the area daily

Excellent Transportation Links: Located near major roads (Gateway Boulevard/Calgary Trail, 91 Street, Anthony Henday, etc.) and public transportation hubs, customers can reach District 23 with ease

Surrounding Demographics: This is a highly established area surrounded by a diverse and growing population; across the street, Edmonton Research Park hosts over 55 companies and 1,500+ employees



AERIAL MAP



HOUSEHOLD INCOME



Avg. Household Income \$107,000
Avg. Household Spending \$125,042

POPULATION & EXPOSURE



- Population: 167,948
- Households: 61,772
- Median Age: 35.7
- 23 Avenue: 31,342 VPD
- 91 Street: 38,559 VPD
- Parsons Road: 21,608 VPD

WWW.ROMISARNA.CA

AERIAL MAP



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PROPERTY DETAILS



Transaction Type	For Lease
Address	9204 23 Ave NW Edmonton AB
Zoning	IB
Site Area	3.32 Acres
Phase I	9,160 Sq. Ft.
Phase I Parking	100 Stalls
Phase 2	26,000 Sq. Ft.

Lease Rates	Starting at \$37.00
Op Cost	\$16.00 / SqFt / Annum (est. 2025)
Phase 1 ETA	Q4 2025

CONTACT US

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