



CY BECKER CROSSING

42 STREET & 167 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

Cy Becker Crossing will serve northeast Edmonton's growing population, with convenient access to Anthony Henday Drive and Manning Drive. Located along 167 Avenue, the site offers excellent visibility and easy access from major traffic routes.

Situated within Qualico's award-winning Cy Becker residential community, Cy Becker Crossing is ideally positioned to become a convenient service hub for residents and visitors alike.



+ PROPERTY DETAILS



SITE AREA
10 Acres



RENTAL RATE
Market



AVAILABILITY
Pre-Leasing



GROSS BUILDING AREA
52,329 SF



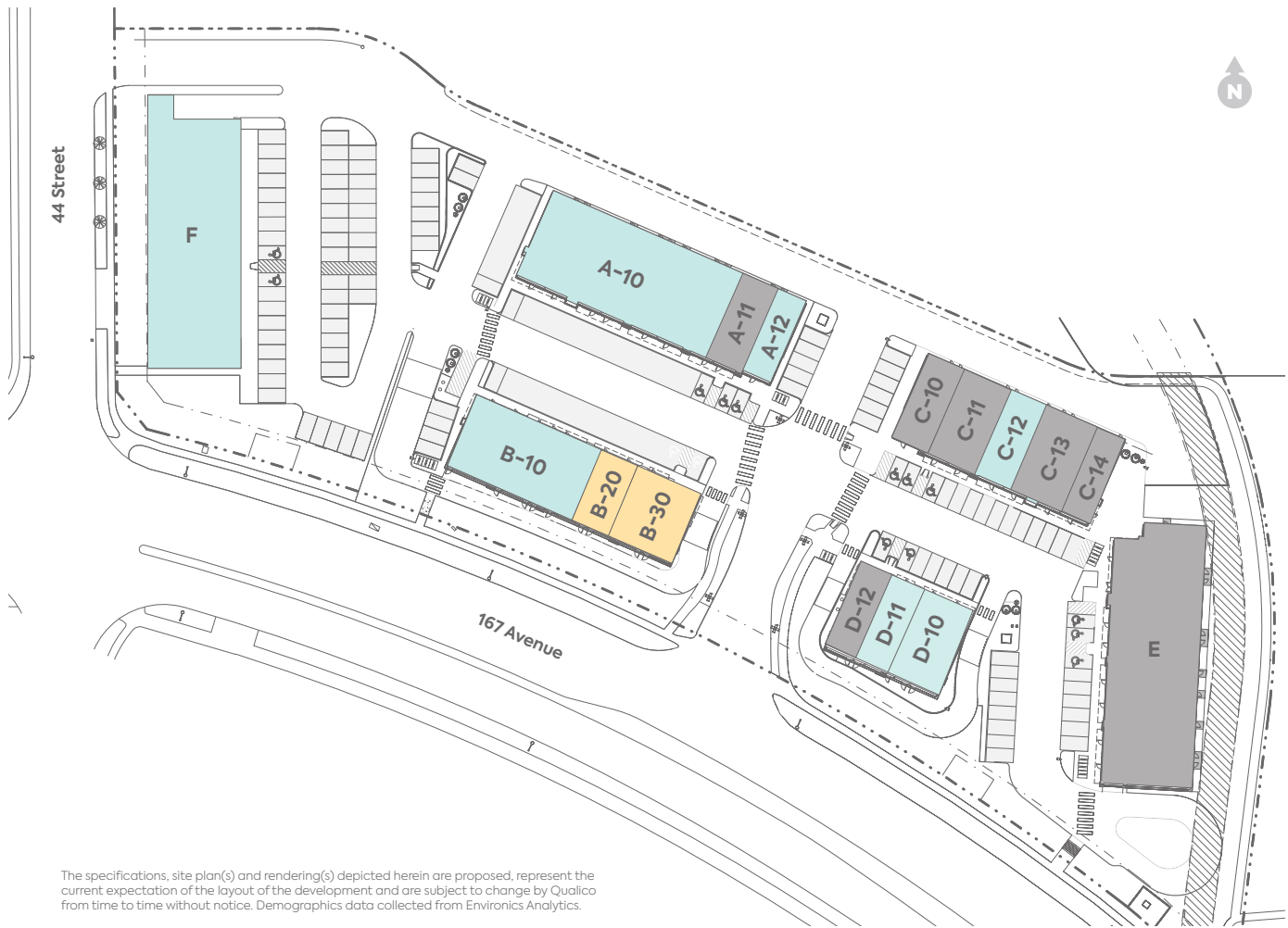
OPERATING COSTS
TBD



PARKING RATIO
5/1,000 SF

+ SITE PLAN

Cy Becker Crossing



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Envrionics Analytics.

A-10	AVAILABLE	7,258 SF
A-11	Zenthara Thai Massage	1,237 SF
A-12	AVAILABLE	1,216 SF
B-10	AVAILABLE	4,942 SF
B-20	PENDING	1,048 SF
B-30	PENDING	2,080 SF
C-10	Cy Becker Dental	2,074 SF
C-11	Brintnell Psychology	1,637 SF

C-12	AVAILABLE	1,102 SF
C-13	Frooj Abo El Alabed	1,148 SF
C-14	Juice Time	1,274 SF
D-10	AVAILABLE	2,080 SF
D-11	AVAILABLE	1,329 SF
D-12	Wabi	1,464 SF
E	Kepler Academy	10,000 SF
F	AVAILABLE	10,000 SF



+ AREA DEMOGRAPHICS

Cy Becker Crossing



POPULATION

1 KM	3 KM	5 KM
10,898	61,610	138,551



HOUSEHOLDS

1 KM	3 KM	5 KM
3,438	20,250	47,675



AVERAGE INCOME

1 KM	3 KM	5 KM
\$136,852	\$121,726	\$115,690



VEHICLES PER DAY

Approx. 7,600 along 167 Avenue



CONTACT



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