

**For Lease & Pre-Lease**



**PRIME RETAIL** | **5611 & 5637 RIVERBEND ROAD NW  
EDMONTON, ALBERTA**



**HIGHLIGHTS**

- Now leasing second floor and pre-leasing lower level space
- High traffic neighbourhood shopping centre located in the Brander Gardens area of Riverbend
- Over 1500 households in a 5km radius. Schools and church's in close proximity
- Riverbend has a great tenant mix which includes one of the busiest swim clubs in Canada
- Low vacancy

**PROPERTY DESCRIPTION**

<b>Base Rent:</b>	Market
<b>Op Costs &amp; Taxes:</b>	\$17.66 psf est.
<b>Available:</b>	5611: 1,095 sq. ft. 5637: 900 sq. ft.
<b>Pre-leasing:</b>	Building C - Lower Floor 1,158 sf, 1,183 sf, 1,200 sf & 1,987sq. ft.
<b>Parking:</b>	Ample

**DEMOGRAPHICS**

Demographics pulled from a 3km radius.



**Population**  
41,645



**Median Age**  
41.5



**Traffic Count**  
12,200



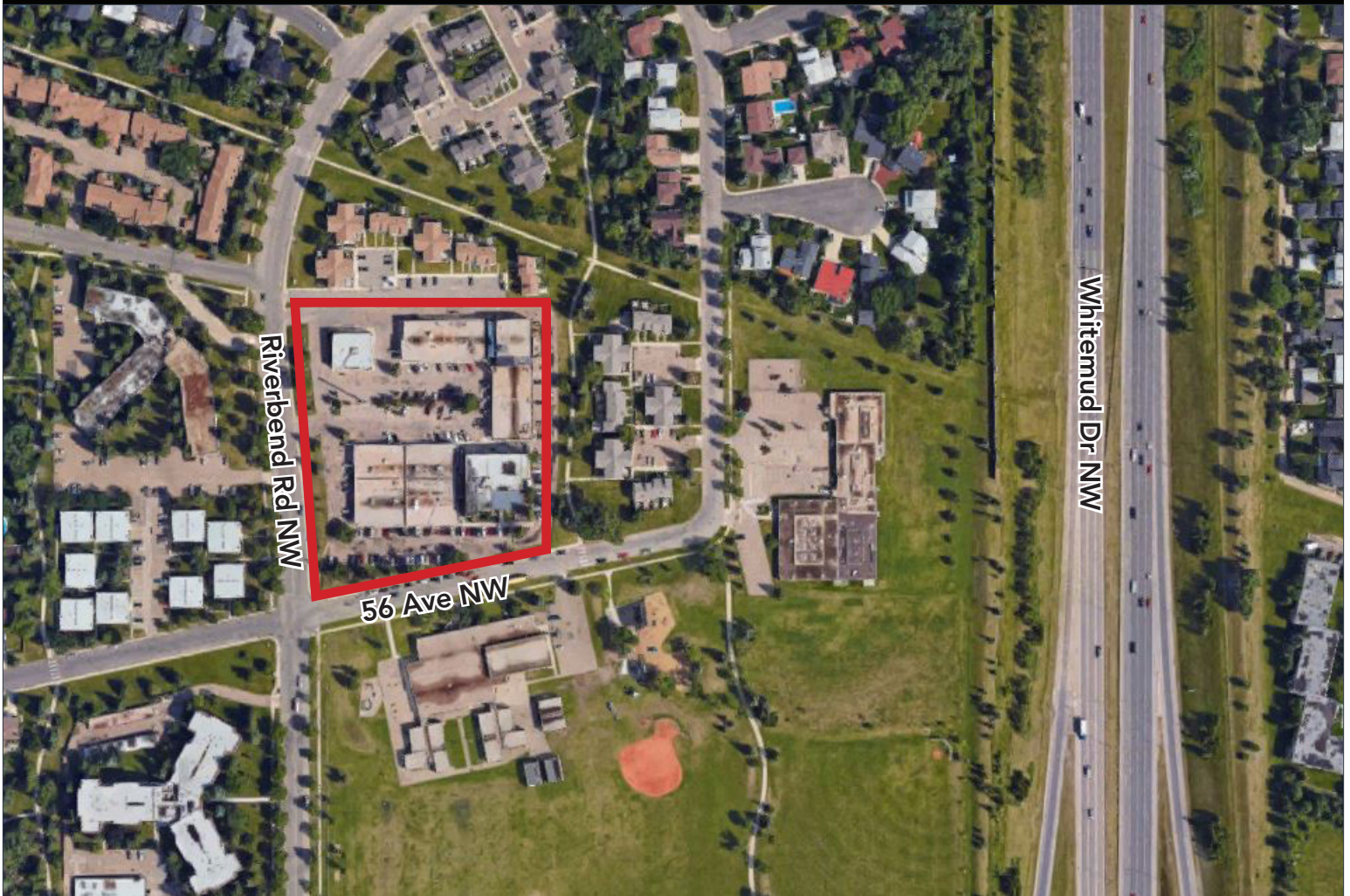
**Household Income**  
\$146,752

**HEAD OFFICE**  
Suite 300, 1324 - 11 Avenue SW  
Calgary, Alberta T3C 0M6  
**Toll Free** 1.800.750.6766  
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# LOCATION

Riverbend Plaza, Edmonton, Alberta



## CHOOSE YOUR AVENUE

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**Steven Butt**  
*President*

**403-802-6767**

[sbutt@avenuecommercial.ca](mailto:sbutt@avenuecommercial.ca)

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Suite 300, 1324 – 11 Avenue SW  
Calgary, Alberta T3C 0M6

**Main** 403.802.6766

**Toll Free** 1-800-556-6666

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