



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.



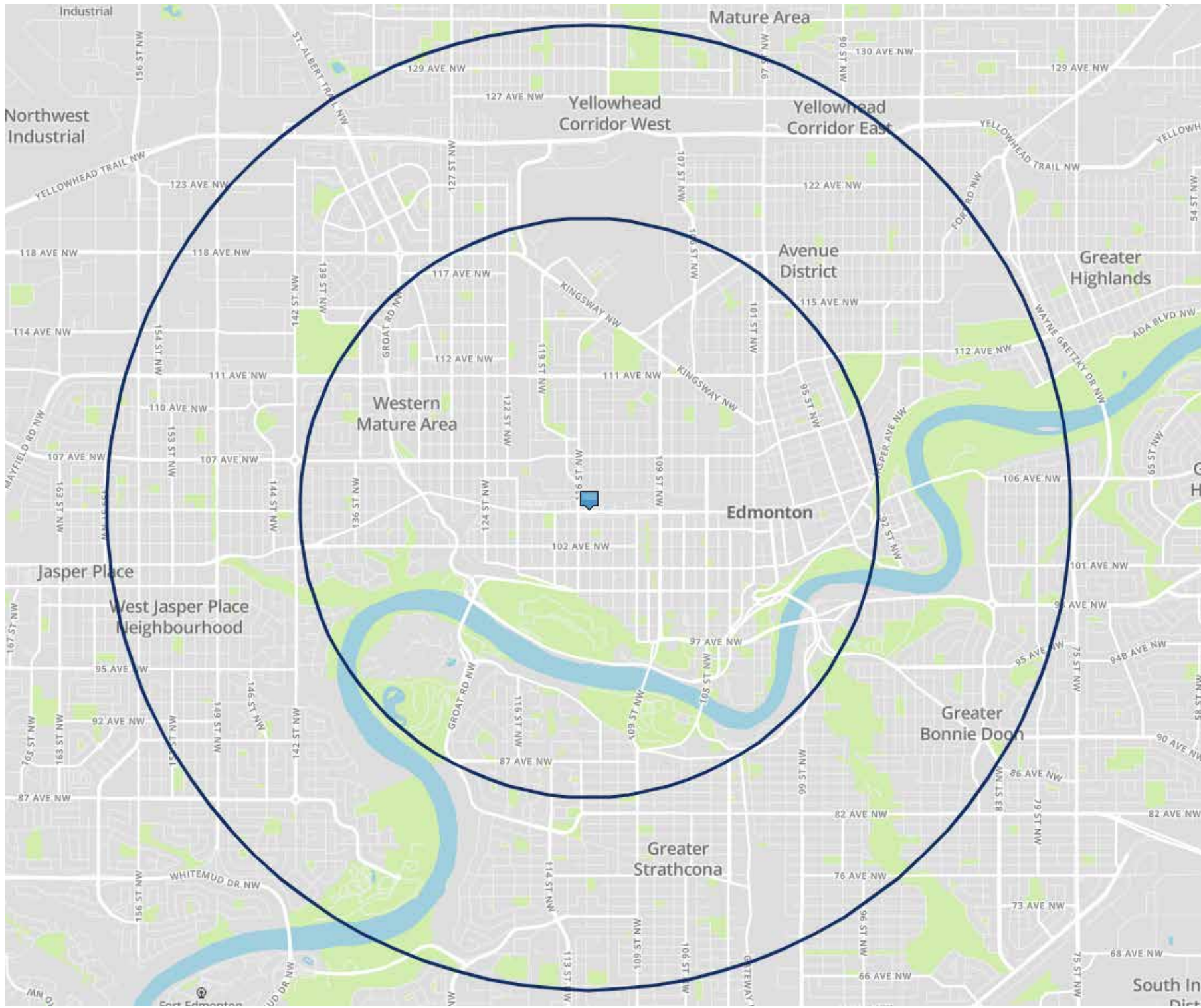


PROPERTY HIGHLIGHTS

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

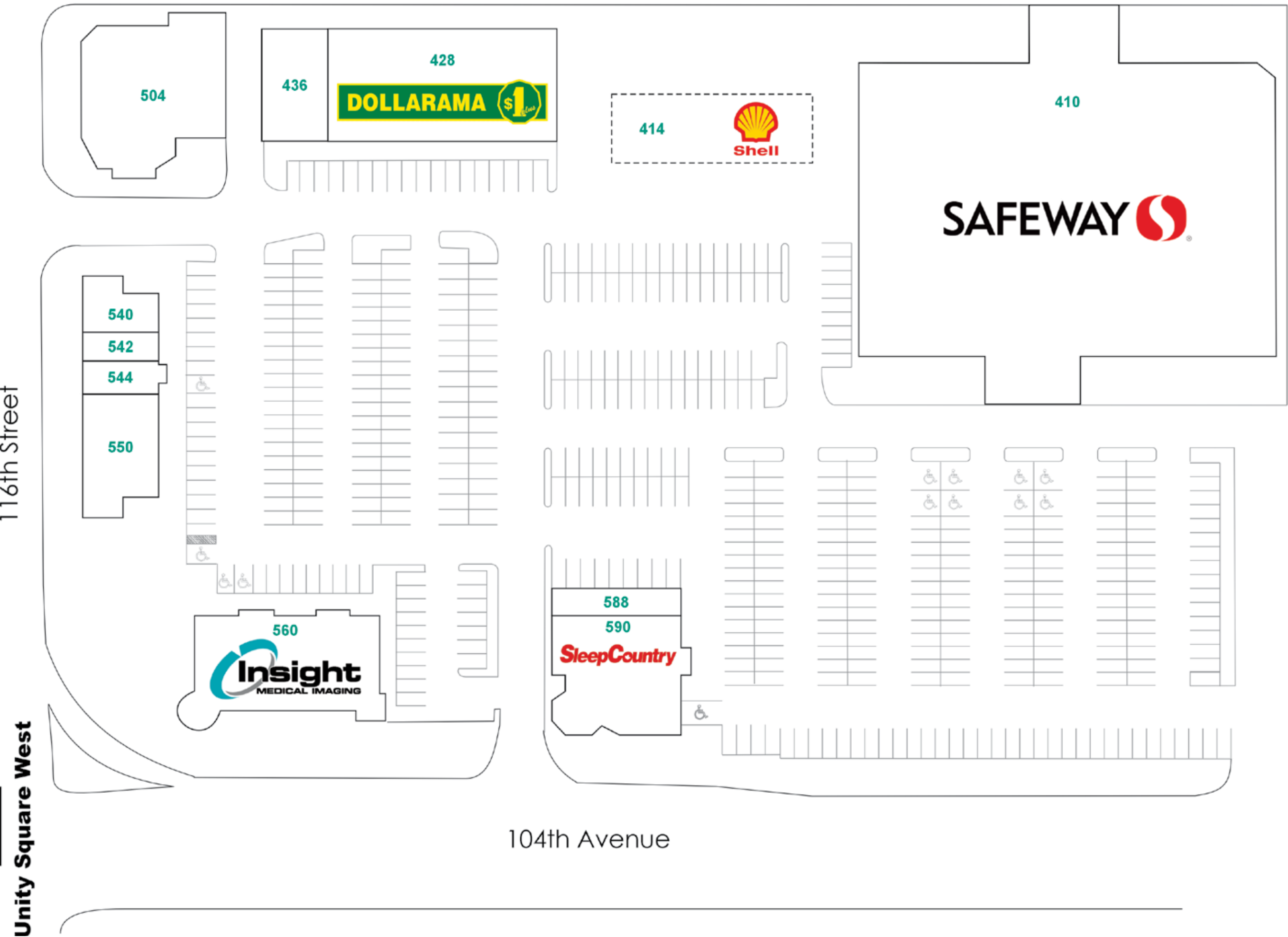


TRADE AREA (2025 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	28%	33%
	TRADE AREA POPULATION	100,333	227,305
	AVERAGE HOUSEHOLD INCOME	\$86,577	\$97,295

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	Fat Bastard Burrito	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	In Negotiations	6,617
640	Second Cup	1,819
642	Massage Addict	1,621
646	Snore MD	1,331
648	Oliver Square Registries	4,014
650A	Available 2027	750
654	Available	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	Brewsters	5,103
808	Canada Post	5,531
810	Optimum Health Vitamins	4,881
812	Staples	19,867



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BentallGreenOak (Canada)
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105th Avenue

116th Street

104th Avenue

118th Street

117th Street

STAPLES
The Office Superstore

**LONDON
DRUGS**

DOLLARAMA \$1

SAFeway

Insight
MEDICAL IMAGING

SleepCountry