

the PIAZZA

OPPORTUNITIES

Join a vibrant community in the heart of Little Italy





THE PIAZZA: VISION	3
THE PIAZZA TODAY	3
THE OPPORTUNITY	4
REDESIGN	5
LEASING SPECIFICS	5
THE SPACES	6
PRICING	7
CONTACT	8



THE PIAZZA VISION

PIAZZA /pē 'ätsa, pēäza/
a public square or marketplace,
especially in an Italian town.

Imagine a place where you can enjoy artisanal Italian gelato, a mug of locally-roasted coffee, where you can browse a great selection of hard-to-find wines, or meet up with friends for some Edmonton-brewed craft beer. Imagine sitting on a patio savouring western Canadian cuisine while watching the sun set over the trees and fountains of Edmonton's premiere downtown park, Giovanni Caboto Park.

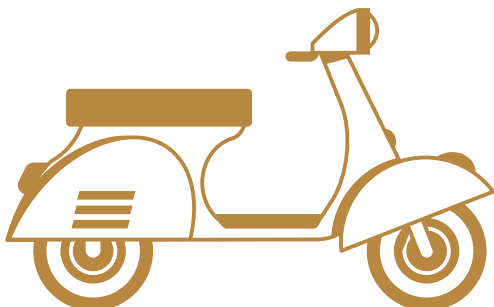
The Piazza will be a cornerstone of Little Italy, a downtown destination for all Edmontonians looking for authentic, local engagement, a bustling hub of curated retail offering old-world charm with a contemporary urban vibe.

THE PIAZZA TODAY

Built in 1989, the Piazza is a single-story, 10,093 SF free-standing retail mall on the corner of 95th Street and 108A Avenue in the heart of Little Italy. The Piazza is directly across from Giovanni Caboto Park, across the street from Zocalo and kitty corner from Sorrentino's and the Italian Centre Shop.

The Piazza currently has a few spaces for lease and was purchased by a group of investors that formed the McCauley Development Co-operative at the end of 2019. The group's focus was to claim the pivotal, central piece of Little Italy real estate and create a profitable, positive, vital and interesting commercial corner.

Streetlight upgrades in 2018, public art, a beautiful fountain in Giovanni Caboto Park, sidewalk cafes on mature tree-lined streets and lovely flower pots hanging from the lamp posts, The Piazza is located at the very centre of an attractive, walkable shopping and dining district.





THE OPPORTUNITY

Nestled in a walkable central urban neighbourhood, the Piazza has leasing opportunities for locally-minded, family-friendly enterprises looking to provide commercial or retail services in the heart of Little Italy.

The McCauley Development Co-operative is looking to partner with interesting, viable, family-friendly enterprises who are looking to add value and vitality to the community.

We understand that this is an unusual time, and we are prepared to work with you to maximize opportunities and the viability of your enterprise in this time.

PARTNERS

The Piazza is looking for suitable partnerships with niche neighbourhood retail, food or service businesses.

Ideal location and space available for:

- Cafe
- Gelateria
- Boutique Shop
- Petite Patisserie
- Neighbourhood Bistro
- Specialty Wine Shop
- Bakery
- Artisan Food Production & Sales
- Flower Shop
- Medical Services
- Hair Salon

SPECIFICS

Zoning: CNC (Retail, restaurant, services)

There are a few spaces for lease. Depending on space requirements, various leasable locations are possible

1. Fully-fixtured restaurant (presently configured at about 4,100 square feet).
2. Corner café possibilities, directly off the park (presently 1,960 square feet).
3. Smaller niche parcels of 800-2,000 sq ft, depending on requirements.
4. Short-term outdoor parking lot opportunities for summer food kiosks, ice cream stands and more!

Additional leasing and space-specific details can be found at lizottorealestate.com.



REDESIGN

With the help of a strong design team, the investors are in the process of re-developing and re-imagining the centre to brighten and enliven the corner.

These plans include making the front safe, bright, interesting, with improved signage and creating a streetscape that will downplay the look and feel of the front parking lot while attracting folks to stop. Design details are presently being fleshed out.



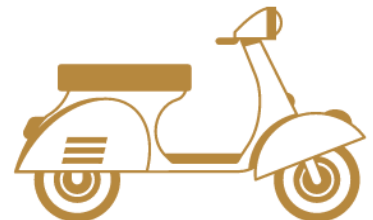
Early partners will have the opportunity to join and contribute to the design phase.

the PIAZZA



6

LEASING OPPORTUNITIES





PRICING

Present market rents are approximately \$17/sq foot, depending on the space.

Utility and common costs for 2021 are estimated to be \$15/sq. foot, but are yet to be determined.

The Piazza recognizes the unusual present market conditions and is willing to negotiate with the right partners to make this venture viable for all parties.

Tenant improvement allowances and incentives may be available to the right partner.

NEGOTIABLE TERMS

Various termed leases are possible, depending on tenant improvement possibilities and requirements.

Leasing and operating costs are market rates, but are negotiable.

If you have an idea, are interested in hopping aboard, or have any question we would love to talk.

Please direct all inquiries and applications to:

Leasing agent:
Richard Lizotte
Lizotte & Associates
780-784-5360.

McCauley Development Co-operative
mdcthepiazza@gmail.com

the PIAZZA

CONTACT INFORMATION

GENERAL INQUIRIES: mdcthepiazza@gmail.com

LEASE INQUIRIES: Richard Lizotte, Lizotte & Associates: 780-784-5360.

