

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.

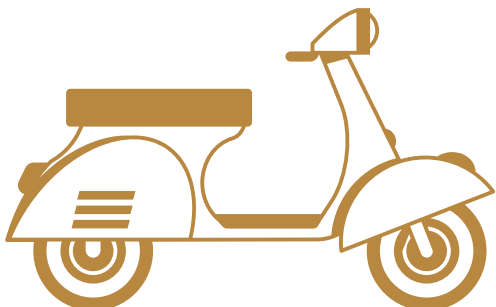
The Piazza will be a cornerstone of Little Italy, a downtown destination for all Edmontonians looking for authentic, local engagement, a bustling hub of curated retail offering old-world charm with a contemporary urban vibe.

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



THE PIAZZA, REIMAGINED



The process of re-imagining the Piazza includes creating a public space that engages pedestrians along 95th Street and 108A Ave. The parking lot is transformed into an open, flexible and active public commercial space that pulses the heart of Little Italy, and extends the joy that is Giovanni Caboto Park.

- * New bright yellow paint and tiles bring a new sense of life and fun. Flower beds, canopy and dormers clad in cedar bring an element of warmth. Signage is clean and modern to promote businesses.
 - * Transformation of the asphalt, now a vibrant purple provides a distinct and vital transition into a welcoming pedestrian area. yellow flowers embed social distancing in a playful, integrated manner.
 - * Lively flower beds incorporated to create a growing space for grapes and regional native plants, grounding an increased sense of place.
 - * Contemporary lights from overhead cables brighten the space, draw the eye towards the Piazza, increase safety and create a more intimate atmosphere reminiscent of European piazzas.
- The site upgrade and building modernization will complement the rebirth of the Piazza as a vital commercial and social hub.

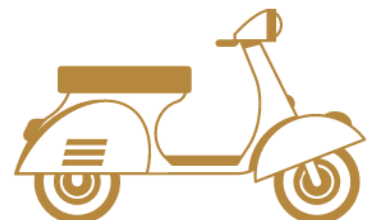
the PIAZZA



2,000 sq. foot corner bistro, cafe, ice cream shop or...



4,000 sq. foot, fully-serviced and fixtured restaurant





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.

