

FOR LEASE

10825 95 Street NW, Edmonton, AB, T5H 2E2
835 – 4,114 SF MAIN FLOOR RETAIL
McCauley Development Cooperative



the
PIAZZA



THE OPPORTUNITY

The Piazza is a single-storey, 10,000 SF free-standing retail mall in the heart of Little Italy. Built in 1989, it was purchased one year ago by a group of community investors interested in revitalizing this pivotal commercial property.

Visionary entrepreneurs are wanted to transform The Piazza into Edmonton's newest curated retail destination. Ideal partners will be imaginative, independent and inventive business people committed to providing custom, quality products and experiences for discerning shoppers.

We understand this is an unusual time and are prepared to work creatively with you to maximize opportunities and support the viability of your enterprise. Tenant incentives and improvement funding are distinct possibilities.

THE PIAZZA FLOOR PLAN



A vibrant
community
hub in the
heart of
Little Italy

the
PIAZZA



BUSY NEIGHBOURHOOD LOCATION

- Attractive, walkable and busy shopping and dining district with a distinctly European vibe
- More than 12,000 vehicles per week drive past The Piazza
- Prime location in the heart of Little Italy on 95th Street, just north of downtown
- More than 42,000 customers per month shop in Little Italy
- Successful neighbouring businesses include The Italian Centre Shop, Zocalo, Spinelli's Bar Italia, Brew-for-Less and the original Sorrentino's restaurant

- Sun-drenched views of Giovanni Caboto Park with its Italian-Inspired central fountain, public art, mature elm trees and colourfully-lit Aspen colonnade
- Streetscape beautification program includes hanging flower planters and streetlight upgrades

LITTLE ITALY SHOPPERS

- Established clientele are educated, youthful and have ample discretionary income
- Little Italy shoppers are young: 44% are under 44 years-old (market average: 38%)
- Little Italy shoppers are well-educated: 62% have attained post-secondary degrees (market average: 54%)
- Little Italy shoppers have higher than average incomes: 43% have household incomes above \$100K (9% higher than the market average)





**FOR MORE INFORMATION
PLEASE CONTACT:**

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PIAZZA