

The Palisades

Edmonton, Alberta, Canada

Location

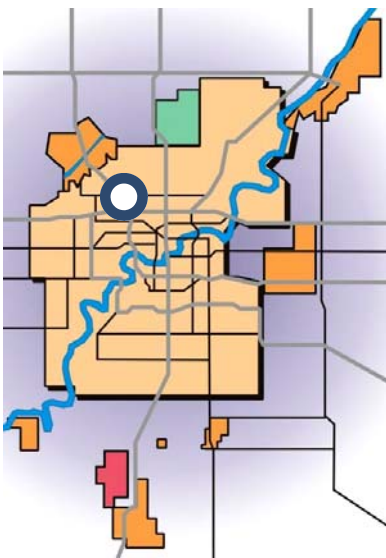
The Palisades is located on the west side of 127th Street at 140th Avenue, the 5 acre site will be across the road from a new 50,000 sq. ft. Canada Safeway and gas bar installation. The traffic count on 127th Street is over 31,000 vehicles and projected to grow with Palisades and Castle Downs the second largest growth district in the City measured by building permits during the first half of 2001.

Description

The Palisades last phase is now available for pad type tenants, big box and typical multi-bay CRU tenants. Access onto the site will be available from 127th Street, 140th Avenue and 137th Avenue (via the new Canada Safeway development). A number of regional and national tenants have already located on adjoining lands including abc Country Restaurant, Lube City, 5 Star Video, Panago Pizza, Supercuts Hair and a 7-Eleven with Gas Bar.

Comments:

The Palisades is part of the retail corridor and intersection of 137th Avenue and 127th Street. Nearby established retail developments include The Real Canadian Superstore, various financial institutions, national fast food chains, Home Depot, Home Outfitters and Winners. This site is strategically situated to take advantage of a new Canada Safeway expected to open in early 2002 and will be an integral part of approximately 25 acres of overall commercial development in the immediate area.



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August 02

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Legend

1	PROPOSED	25,000 sq.ft.
2	PROPOSED CRU	8,400 sq.ft.
3	PROPOSED	3,000 sq.ft.
4	PROPOSED CRU	6,000 sq.ft.
5	PROPOSED	7,200 sq.ft.
6	FULLY LEASED CRU	7,140 sq.ft.
7	PROPOSED	5,300 sq.ft.
8	PROPOSED	2,580 sq.ft.
9	LEASED	2,580 sq.ft.



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