



# CITIZEN ON JASPER

**EDMONTON, ALBERTA**





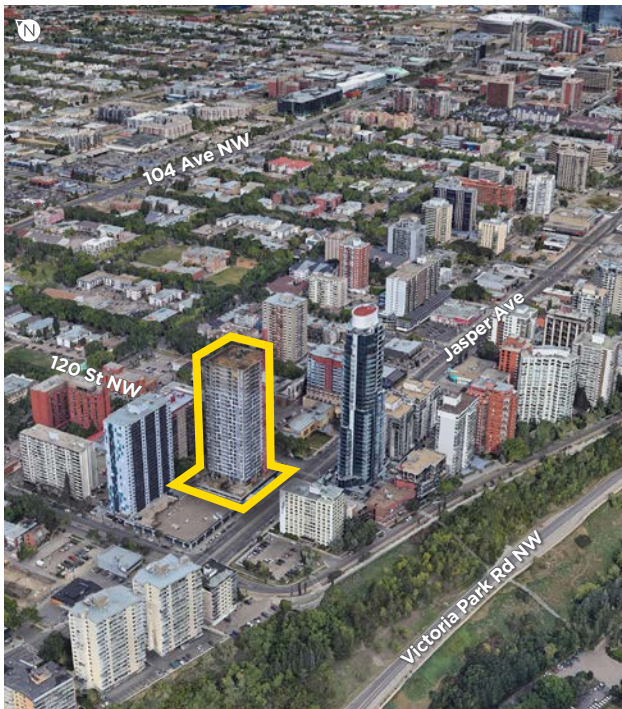
# Citizen on Jasper

Jasper Avenue and 120 Street NW, Edmonton, AB | citizenonjasper.com



Located at the highly visible intersection of Jasper Avenue and 120 Street NW, this mixed-use development is set to be a dynamic addition to Edmonton's central neighbourhoods, including Downtown. The family-oriented community is one of Alberta's most densely-populated areas and is just minutes away from the downtown core. The community is ranked as one of the city's Best Neighbourhoods because of its close proximity to schools, boutique shopping, parks, local restaurants, grocery stores, and entertainment.

The 33-storey tower will include 345 residential suites (approx. 515 residents), office space and 8,600 sq. ft. of retail space for a variety of businesses. Retail tenants will face Jasper Avenue for easy street-level access along this busy thoroughfare. Citizen on Jasper is located on the former Edmonton headquarters for the Canadian National Institute of the Blind. To pay homage to the legacy of this institution, we are proud to incorporate commemorative references into the structural art as part of the building's design.



## SIZE (NLA)

Total Retail (Ground Floor) .....8,600 sq. ft.

## OPENING

Occupancies..... Immediate  
Retail..... Spring/Summer 2023

## TRADE AREA

	2022 ESTIMATE	2027 PROJECTION	2032 PROJECTION
Within 1 km	19,319	21,592	24,088
Within 3 km	92,876	106,404	120,912
Within 5 km	215,137	238,467	265,914



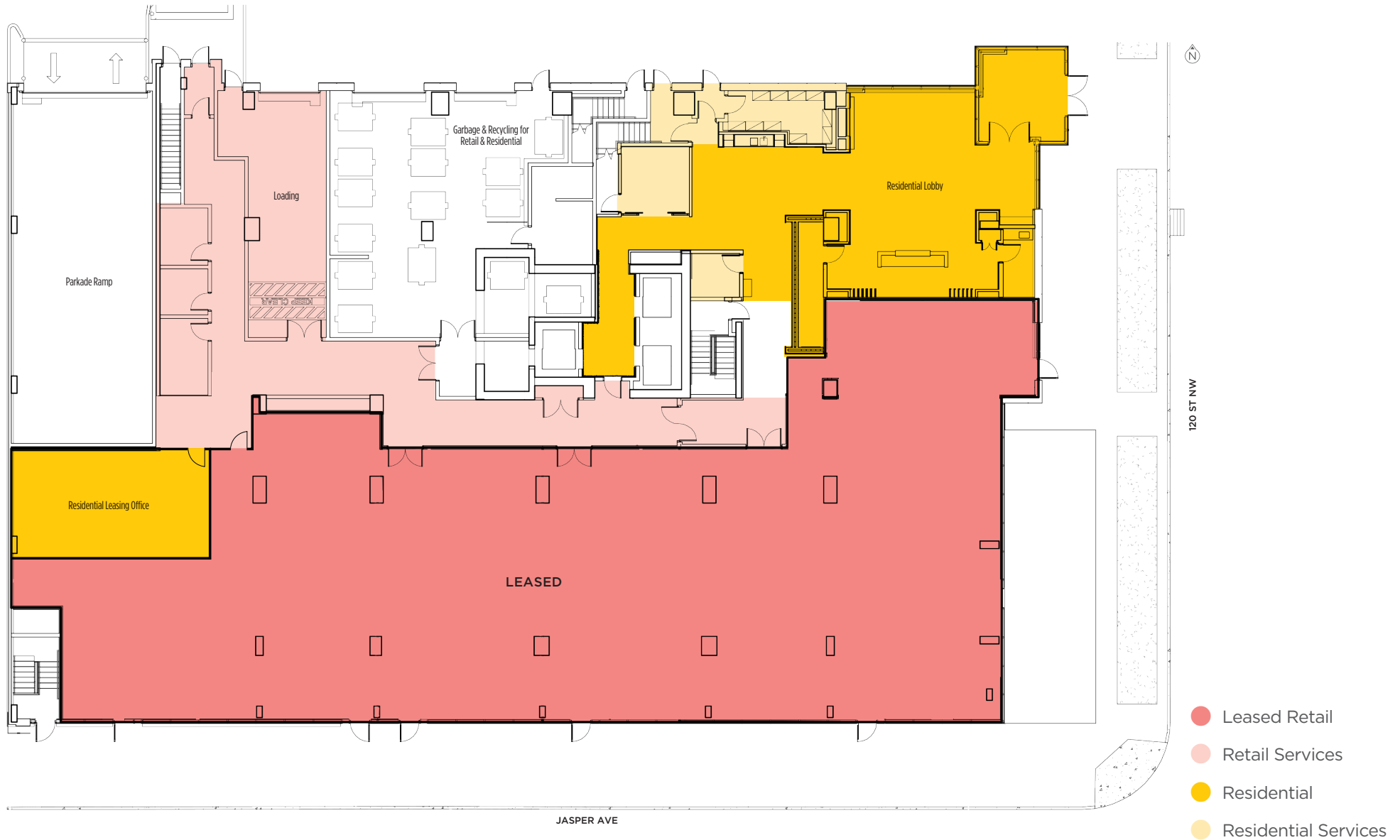


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MACKENZIE REAL PROPERTY FUND



- Leased Retail
- Retail Services
- Residential
- Residential Services



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MACKENZIE REAL  
PROPERTY FUND





one properties

## LEASING CONTACT

### **ROBERT MULVALE**

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