

# PARSON'S VILLAGE



October 2008



Parson's Village is centrally located in the southeast sector of the City of Edmonton at the corner of 34 Ave and 93<sup>rd</sup> Street. 34<sup>th</sup> Avenue is a busy east-west thoroughfare with 24,000 vehicles driving by the centre daily.

The nearby Calgary Trail South is the major artery moving traffic south to the International Airport and Calgary. Gateway Boulevard is the major north thoroughfare moving traffic to downtown Edmonton. Parson's Village has convenient proximity to The Whitemud Freeway and the Anthony Henday Drive. The commercial corridor along from Calgary Trail to 91 Street along 34 Avenue is fully developed with numerous strip retail centres and several automobile sales showrooms.

The centre is close to the large community of Mill Woods. The Mill Woods District

was designed as a "stand alone" self-contained town concept. The ethnically and culturally diverse community is home to over 90,000 people with an average household income over \$68,000. Parson's Village is within close proximity to The Edmonton Research Park and South Edmonton Common.

Parson's Village is a 26,074 square foot two level mixed use community centre, merchandised with a mix of professional offices and destination type retailers. The professional component of the centre includes engineering, legal and insurance companies. The surface parking is located at the front and rear of the centre.

## QUALICO

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34 AVENUE

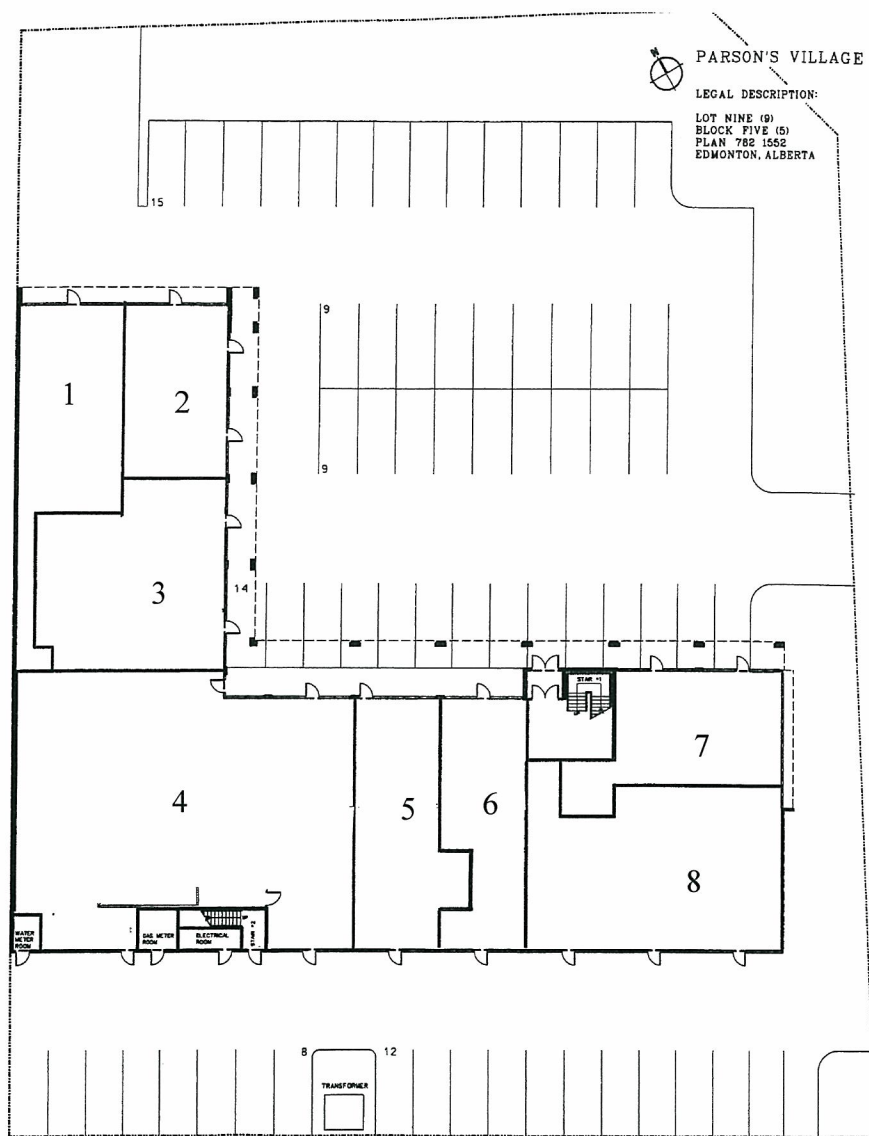
## Legend

### Main Floor:

1. TSC Insta-Rent
2. Gill International Travel
3. State Farm Insurance
4. Engleking Law Firm
5. Quality Zabeekh
6. For Lease - 1,052 sq. ft.
7. Dr. Ian Graves, Dentist
8. Adult Video Superstore

### 2nd Floor:

Select Engineering



SITE PLAN  
SCALE: 1/8" = 1'-0"

9303 - 34 AVENUE

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