



Real Estate
Developments



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

**Limited Office
Vacancy**

EVER SQUARE

4607 Calgary Trail NW, Edmonton



Retail &
Professional
For Lease
Immediate



Real Estate
Developments



EVER SQUARE

4607 Calgary Trail NW, Edmonton

BUILDING A1 - October 2024



BUILDING A2 (Chipotle) - Grand Opening



BUILDING C (Starbucks)

BUILDING B - OCTOBER 2024



South-Central Medical, Professional & Retail Centre

A vibrant and monumental addition to Edmonton's South and North-bound retail corridor - Calgary Trail and Gateway Boulevard. EVER Square has seven buildings, including a six storey professional tower, four national drive-thrus, a lube service station, and CRU building.

- Secured surface and heated underground parking
- Shared rooftop terrace for tenants of the professional tower
- Prominent location between Calgary Trail and Gateway Boulevard
- High traffic corner with frontage on the North, West, and East sides of the centre, with multiple accesses to both major roadways
- Exceptional building and pylon signage opportunities

NOW
OPEN

Krispy Kreme | Chipotle | Firehouse Subs | Carl's Jr.
Osmow's Shawarma | Stacked Pancake & Breakfast House | Great Canadian Oil Change
Fillmore Construction | EVER Square Medical & Pharmasave

Demographics (2018)



POPULATION

1KM	3KM	5KM
6,537	55,081	156,546



AVERAGE INCOME

1KM	3KM	5KM
\$94,771	\$103,872	\$114,871



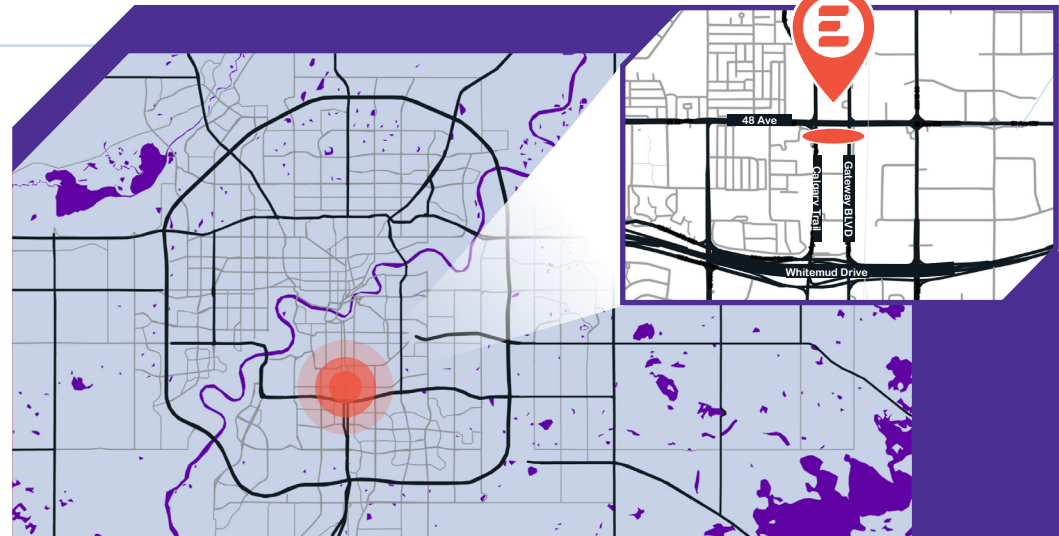
HOUSEHOLDS

1KM	3KM	5KM
1,652	14,810	41,023



VEHICLES PER DAY

WHITEMUD DRIVE	CALGARY TRAIL	GATEWAY BLVD
89,100 VPD	41,300 VPD	40,900 VPD



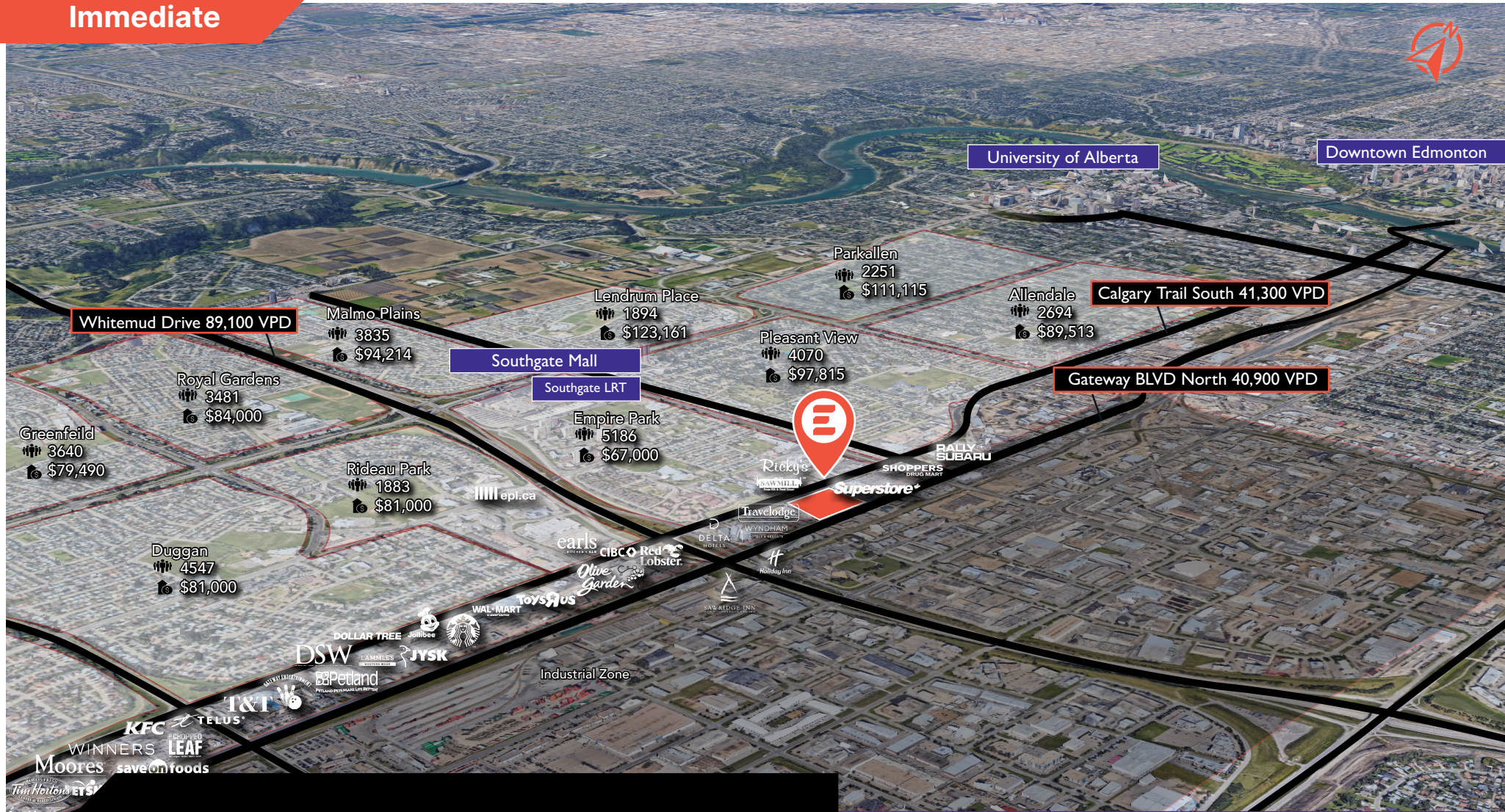
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15 Minute Drive Time

43% of Edmontonians live within a 15 minute drive (453,978 residents)

Downtown Edmonton, West Edmonton Mall, University of Alberta, and the Edmonton International Airport can be reached in 15 minutes

Conveniently located a few blocks north of Whitemud Drive and boarded by Gateway Boulevard and Calgary Trail, EVER Square sees the majority of Edmonton's northbound and southbound commuter traffic.

Convenient Location

Drive Times to Surrounding Communities

Sherwood Park
18 minutes

Beaumont
21 minutes

St. Albert
33 minutes

Leduc
21 minutes

Spruce Grove
32 minutes

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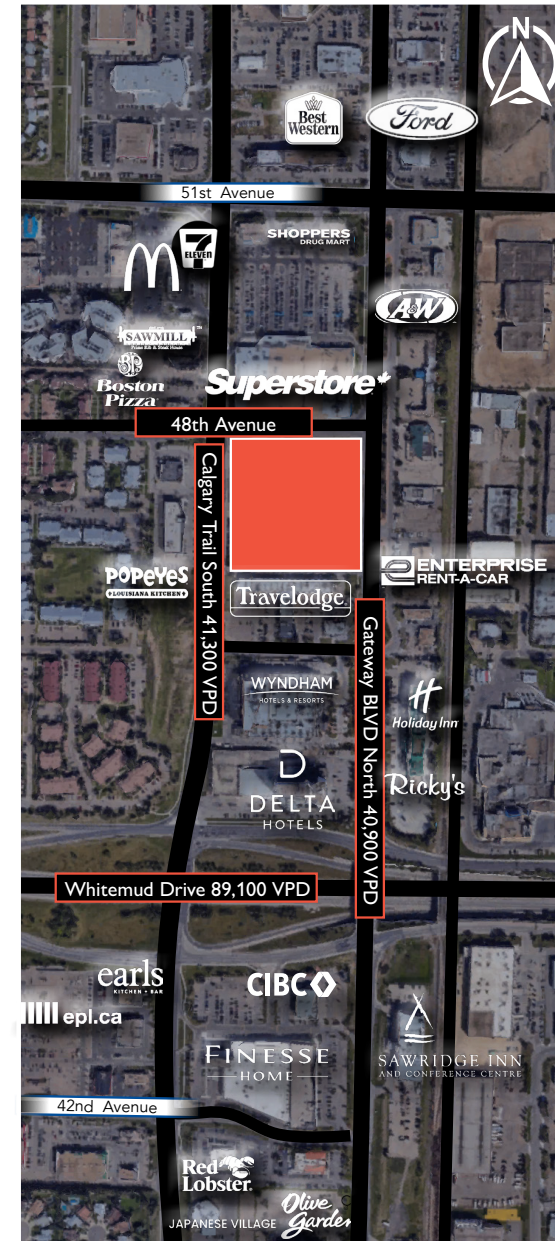
LOCATION HIGHLIGHTS

High Exposure & Retail Activity

- High traffic location seeing over 85,000 VPD (2018)
- Approximately 300,000 people in the trade area per day, the site benefits from a high daytime population reaching 108,553 people
- The retail zone is comprised of restaurants and convenience services; it is home to well-established and nationally recognized brands
- Multiple access points on three sides, with 150 meters of frontage on each roadway
- Controlled intersection at 48th Avenue and Calgary Trail slows Southbound traffic at site entrance

Convenient Transportation

- Walking distance from a number of international hotels: Wyndham, Delta, Travelodge & Holiday Inn
- High density multi-family and single family homes, along with a number of apartments are within walking distance
- Southgate LRT transit station is a 10 minute walk or a short bus ride away
- Bus stops within 100 metres of the site



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**COMING
SOON**

Dermatology



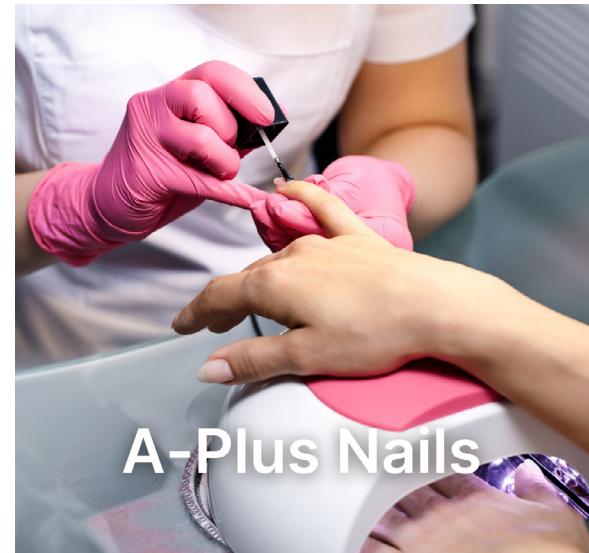
Physiotherapy & Massage



EVER Square Eyecare



A-Plus Nails



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LEGAL DESCRIPTION

Lot 2 & 3, Block 28, Plan 7620205

LEASE RATE

Market

ZONING

DC2

SITE AREA

5.79 Acres

PARKING

Approximately 400+ (underground and surface)

POSSESSION

Immediate

TI

Negotiable

OP COSTS

TBC

FOR LEASE

PENDING

FULLY RESERVED

Building A1

Main Floor

106	LEASED
107	PHYSIOTHERAPY CLINIC
108/109	EVER SQUARE EYECARE
110	EVER SQUARE MEDICAL & PHARMASAVE

Second Floor

201	PSYCHOLOGY
202	NAVIGATE CLINICAL GROUP
203-209	KITTENS' MITTENS CHILD CARE

Third Floor

301	2,360 SF ±
302	PENDING
303	LEASED
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Fourth Floor

FILLMORE CONSTRUCTION

Fifth Floor

EVER RED
AYRE & OXFORD

Building A2 & A3 - National Drive Thrus

A2	CHIPOTLE MEXICAN GRILL
A3	CARL'S JR.

Building B

101	FIREHOUSE SUBS
102	WING SNOB
103	A-PLUS NAILS
104	OSMOW'S SHAWARMA
105	PHO SAP RESTAURANT
106	STACKED PANCAKE & BREAKFAST HOUSE

Building C - National Drive Thru

STARBUCKS

Building D - Lube Service Station

GREAT CANADIAN OIL CHANGE (VALVOLINE)

Building F - National Drive Thru

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BUILDING A1 - THIRD FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Third level offices

301	2,360 SF ±
302	PENDING
303	LEASED
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HIGHLIGHTS

- Floor to ceiling windows
- Common washrooms
- Offices on the north side of the building overlook Downtown Edmonton
- Offices on the south side of the building benefit from plenty of natural light
- Turnkey options available
- 10' clear ceiling height (approx.)
- Tenants have access to secure roof top amenities

Contiguous options available.

Unit sizes will be confirmed upon completion of construction by surveyor. Please contact us for details and turn-key solutions.