EVER RED | Real Estate Developments

EVER SQUARE

RE/MAX COMMERCIAL Excel



EVER SQUARE

4607 Calgary Trail NW, Edmonton

Last Unit Pending

EVER RED | Real Estate Developments

EVER SQUARE

RE/MAX COMMERCIAL Excel

EVER SQUARE

4607 Calgary Trail NW, Edmonton

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

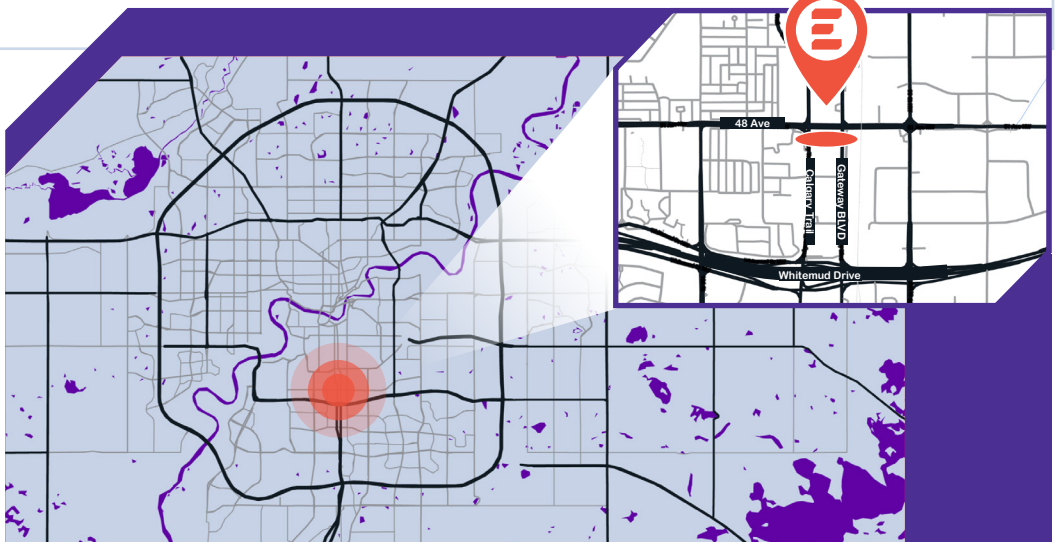
1KM	3KM	5KM
$94,771	$103,872	$114,871

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



Last Unit Pending

EVER RED | Real Estate Developments

EVER SQUARE

RE/MAX COMMERCIAL Excel



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	

Last Unit Pending

EVER RED | Real Estate Developments

EVER SQUARE

RE/MAX COMMERCIAL Excel

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





Last Unit Pending

EVER RED | Real Estate Developments

EVER SQUARE

RE/MAX COMMERCIAL Excel

LEGAL DESCRIPTION
Lot 2 & 3, Block 28, Plan 7620205

ZONING
DC2

PARKING
Approximately 400+ (underground and surface)

TI
Negotiable

LEASE RATE
Market

SITE AREA
5.79 Acres

POSSESSION
Immediate

OP COSTS
TBC

FOR LEASE PENDING FULLY RESERVED

Building A1

Main Floor

106	BELLAVERA
107	EVERSQUARE PHYSIO
108/109	EVER SQUARE EYECARE
110	EVER SQUARE MEDICAL & PHARMACY

Second Floor

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

Third Floor

301/302	RADIOLOGY
303	CARDINAL CAPITAL
304	LEASED

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	PURELUX NAIL BAR
104	OSMOW'S SHAWARMA
105	LEASED
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

KRISPY KREME





Rahim Rahemtullah
Partner/VP Sales
E: rahim.r@everred.ca
D: 587.635.4202
C: 780.695.1200



Alexandria Wiemer
Sales Manager
Associate, RE/MAX Commercial Excel
E: alex.w@everred.ca

O: 587.635.4200 TF: 1.888.385.EVER
EVER Real Estate Developments Ltd. Suite 502, 4730 Gateway Blvd NW Edmonton AB T6H 4P1

EvS 26.04.21

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

Last Unit Pending

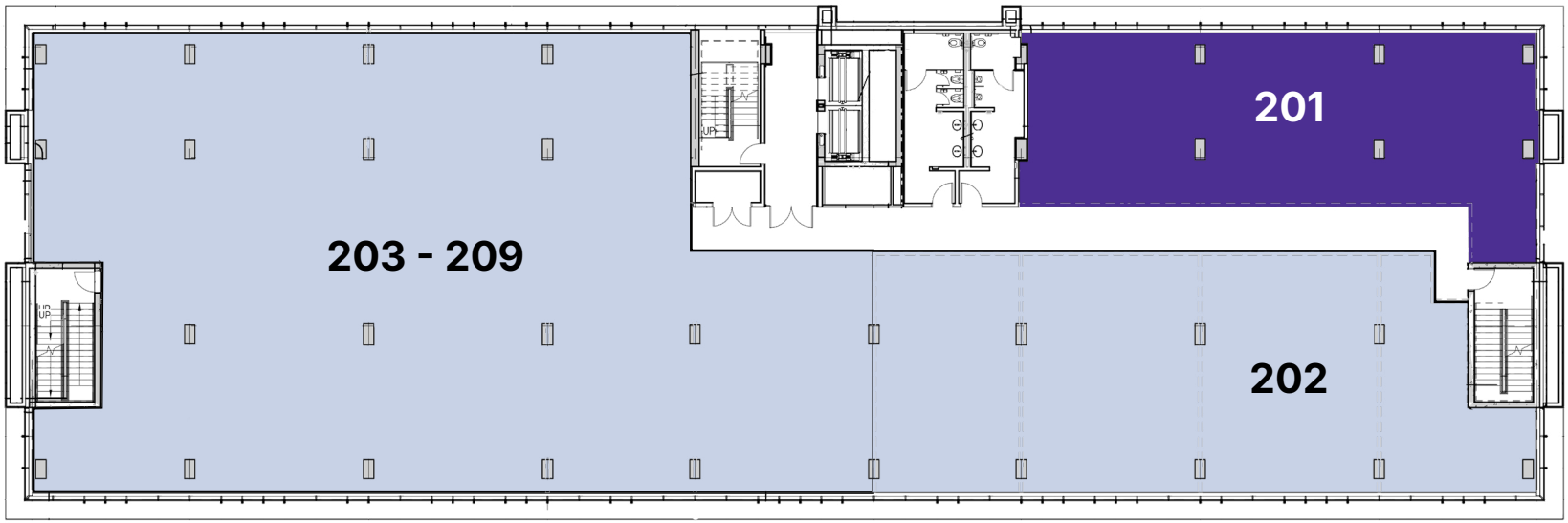
EVER RED | Real Estate Developments

EVER SQUARE

RE/MAX COMMERCIAL Excel

BUILDING A1 - SECOND FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Second level offices

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

HIGHLIGHTS

- Floor to ceiling windows
- Common washrooms
- 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

Demised or contiguous options available.

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