




Real Estate  
Developments



**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION

An aerial architectural rendering of the Ever Square development. The main building is a multi-story structure with a glass facade and a rooftop terrace. It is surrounded by several smaller commercial buildings and a large parking lot filled with cars. The area is landscaped with trees and greenery. In the background, a residential neighborhood with houses and a school is visible. A red arrow icon points towards the development.

**Underground Parking**  
**Multiple Drive-Thrus**  
**Six Access Points**  
**Turn Key Options**

**EVER SQUARE**

4607 Calgary Trail NW, Edmonton



Retail &  
Professional  
For Lease  
2024



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# 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 Blvd. Future home of multiple retailers, restaurants, drive-thrus, office professionals, health & wellness providers, and more.

- Surface and heated underground parking
- Shared rooftop terrace for professional users
- 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
- Main floor retail/restaurant units as well as multi-floor office units available
- Turn key options available

### Demographics (2018)



#### POPULATION

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



#### AVERAGE INCOME

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



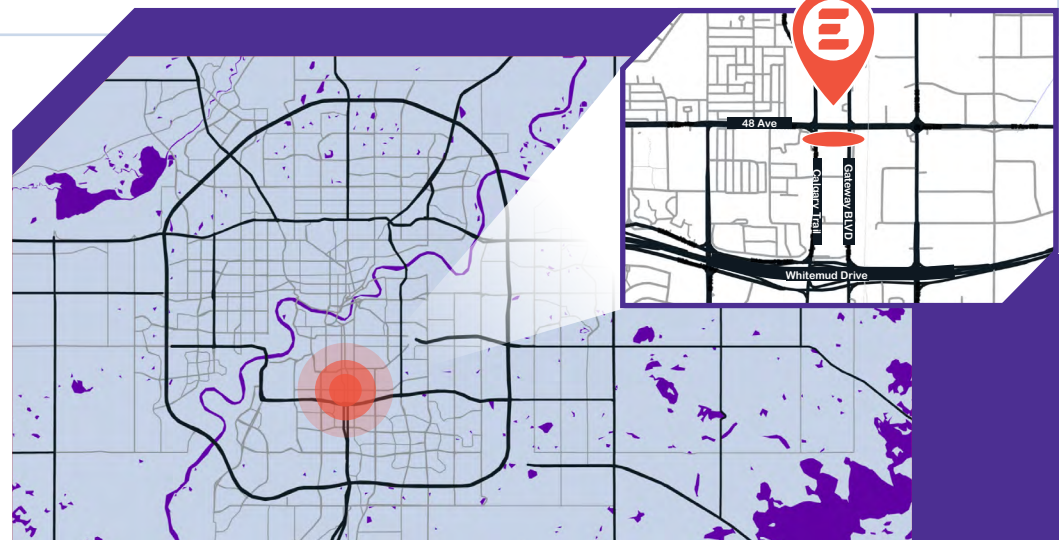
#### HOUSEHOLDS

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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**BUILDING A & C**



**BUILDING A & A3  
Tower and Drive Thru**



**BUILDING A  
Main level lobby**

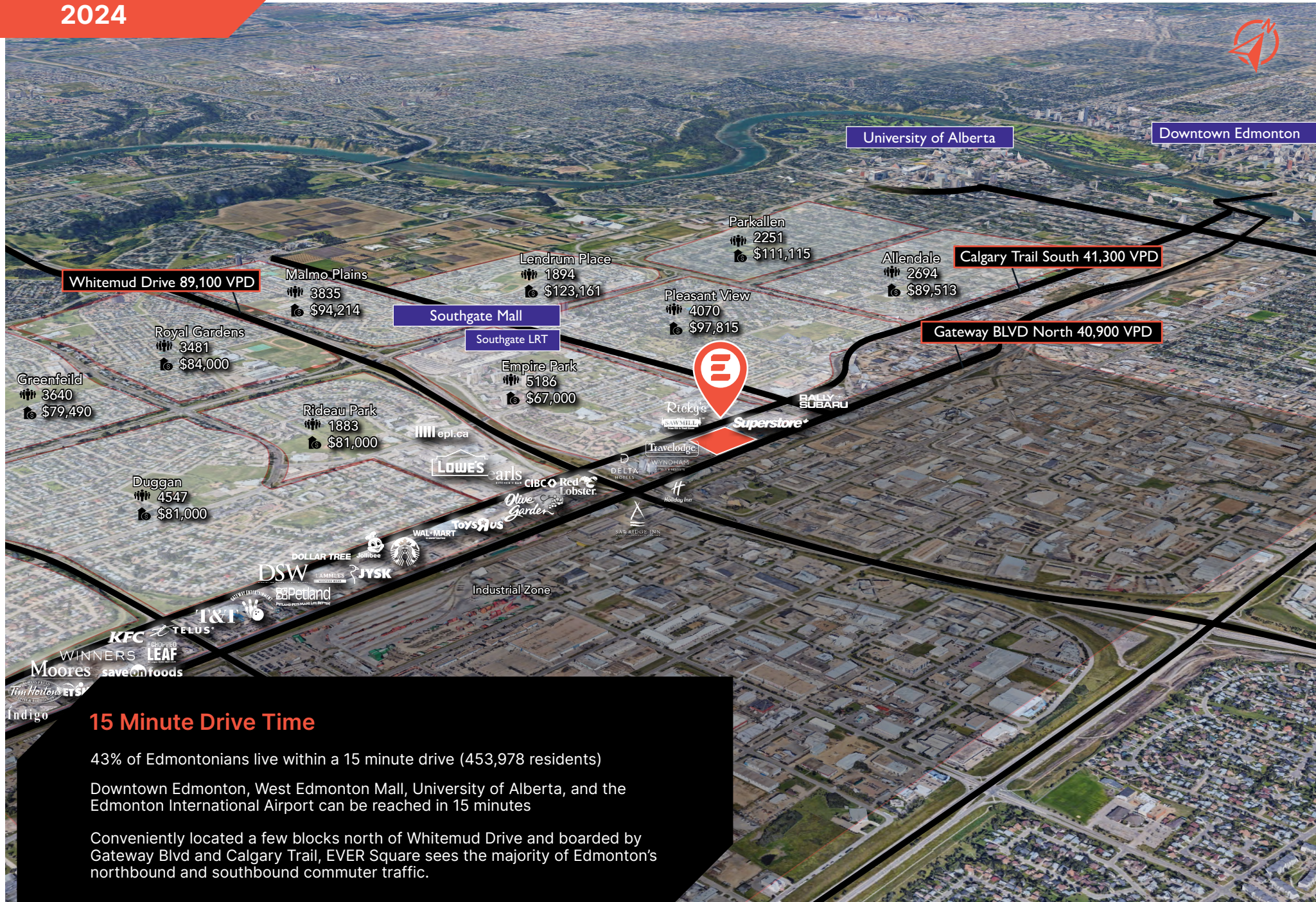




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## 15 Minute Drive Time

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 Blvd and Calgary Trail, EVER Square sees the majority of Edmonton's northbound and southbound commuter traffic.



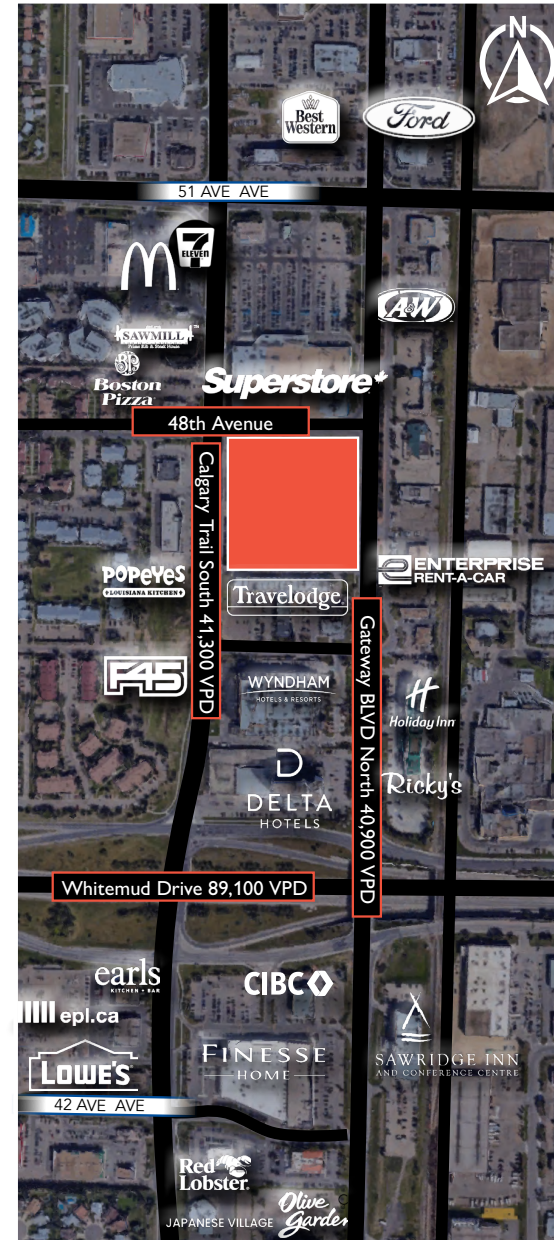
## LOCATION HIGHLIGHTS

### 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, big box stores 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



# Retail & Professional For Lease 2024



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## LEGAL DESCRIPTION

Lot 2 & 3, Block 28, Plan 7620205

## LEASE RATE

Market

## ZONING

DC2

## SITE AREA

5.78 Acres

## PARKING

Approximately 400+ underground and surface

## POSSESSION

2024

## TI

Negotiable

## Op Costs

TBD

## Site Plan

### Building A1

#### Main Floor

102	FOR LEASE	1296 SF ±
103/104	FOR LEASE	3494 SF ±
105	FOR LEASE	1439 SF ±
106-109	EVER SQUARE MEDICAL	

#### Second Floor

201	PENDING	
200/202	PENDING	
203	FOR LEASE	845 SF ±
204	FOR LEASE	1073 SF ±
205-208	PENDING	
209	LOVING CHOICES PSYCHOLOGY	

#### Third Floor

FOR LEASE 17,316 SF ±

#### Fourth Floor

FILLMORE CONSTRUCTION

#### Fifth Floor

EVER RED

### Building A2/A3

A2 2,339 SF ±	NATIONAL DRIVE THRU	PENDING
A3 2,354 SF ±	NATIONAL DRIVE THRU	PENDING

### Building B

10,021 SF ± MULTIPLE RETAIL | PENDING

### Building C

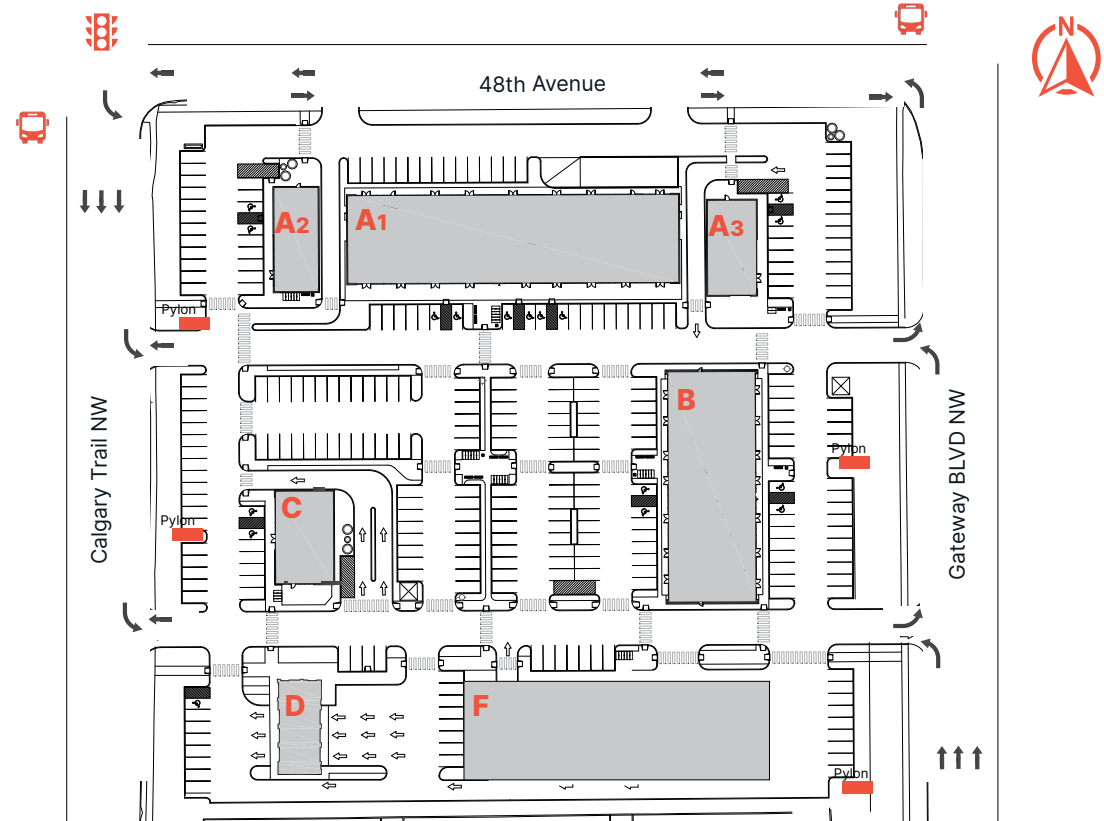
2,730 SF ± NATIONAL DRIVE THRU | PENDING

### Building D

LAND LEASE NATIONAL LUBE SERVICE SHOP | PENDING

### Building F

LAND LEASE NATIONAL FRANCHISE | PENDING



Please note that development plans are subject to change and unit sizes will be confirmed at time of possession. Please contact us for details and turn-key solutions.

EvS 23.01.20



### 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 Excellence

E: alex.w@everred.ca

D: 587.635.4203

O: 587.635.4200 TF: 1.888.385.EVER

EVER Real Estate Developments Ltd. Suite 203, 4514 Calgary Trail NW Edmonton AB T6H 4A6