



Real Estate
Developments



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Underground Parking
Three Drive-Thrus
Six Access Points
Turn Key Options

Gateway BLVD North 40,900 VPD

Calgary Trail South 41,300 VPD

EVER SQUARE

4710 Gateway Blvd & 4607 Calgary Trail NW

Retail &
Professional
For Pre-Lease
2023



Real Estate
Developments



EVER SQUARE

4710 Gateway Blvd & 4607 Calgary Trail NW



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 a medical facility, and multiple retailers, restaurants, drive-thrus, office professionals, and health and wellness providers.

- Surface and heated underground parking
- Prominent location between Calgary Trail South 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 for pre-lease
- Build to suit and 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



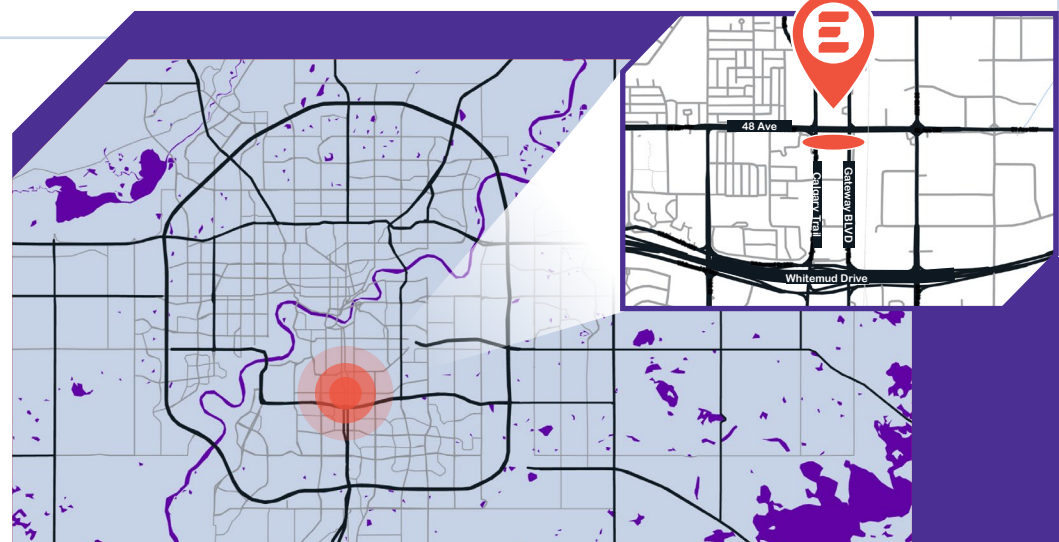
HOUSEHOLDS

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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LEGAL DESCRIPTION

Lot 2 & 3, Block 28, Plan 7620205

LEASE RATE
Market

ZONING

DC2

SITE AREA
5.78 Acres

PARKING

Approximately 551 underground and surface stalls

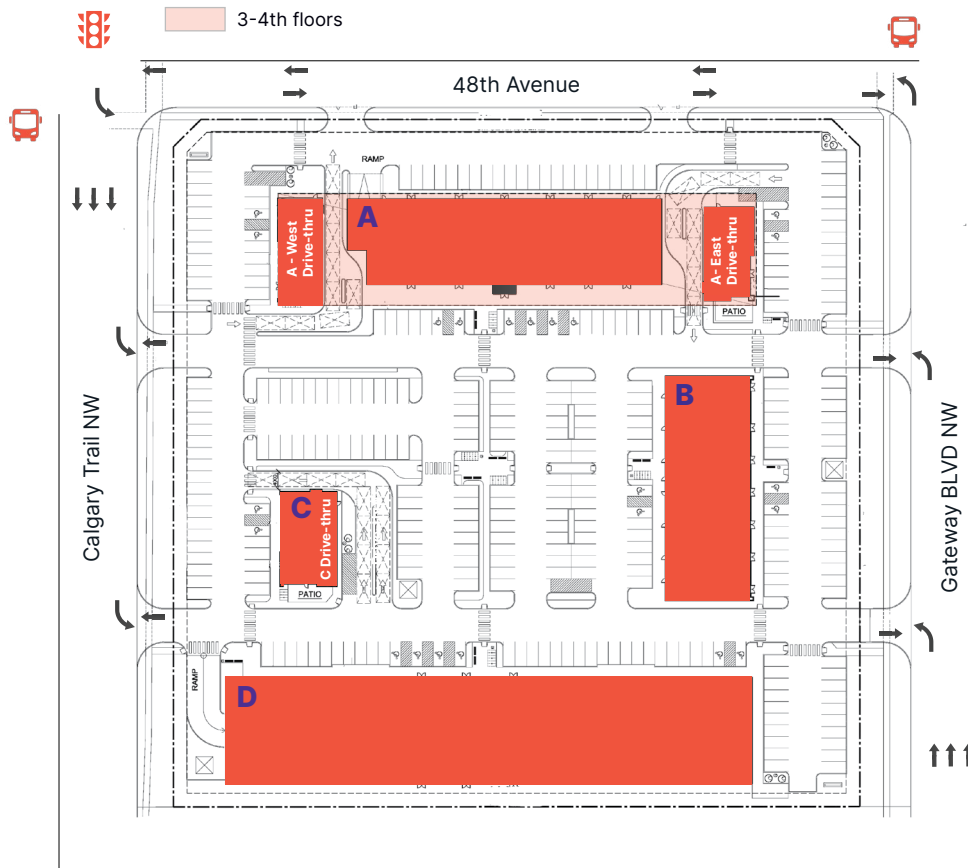
POSSESSION
2023

TI

Negotiable

Op Costs
TBD

Site Plan



*Please note that development plans are subject to change and site design is underway.
Build-to-suit options are available.

Building A

Retail/Fast Food/Office/Medical/Daycare

Maximum Levels: 4
Floor Plate: 26,000 SF +/-
Drive Thru: (2) 2,500 SF +/-

Professional Space Highlights

- Floor-to-ceiling windows
- Elevator access
- Underground parkade
- Turnkey options available

Building B

Retail/Restaurant

Maximum Levels: 2
Floor Plate: 10,000 SF +/-

Building C

Fast Food Drive-Thru

Maximum Levels: 1
Drive-Thru: (1) 2,700 SF +/-

Building D

Specialty Medical Treatment

Maximum Levels: 4
Floor Plate: 29,500 SF +/-



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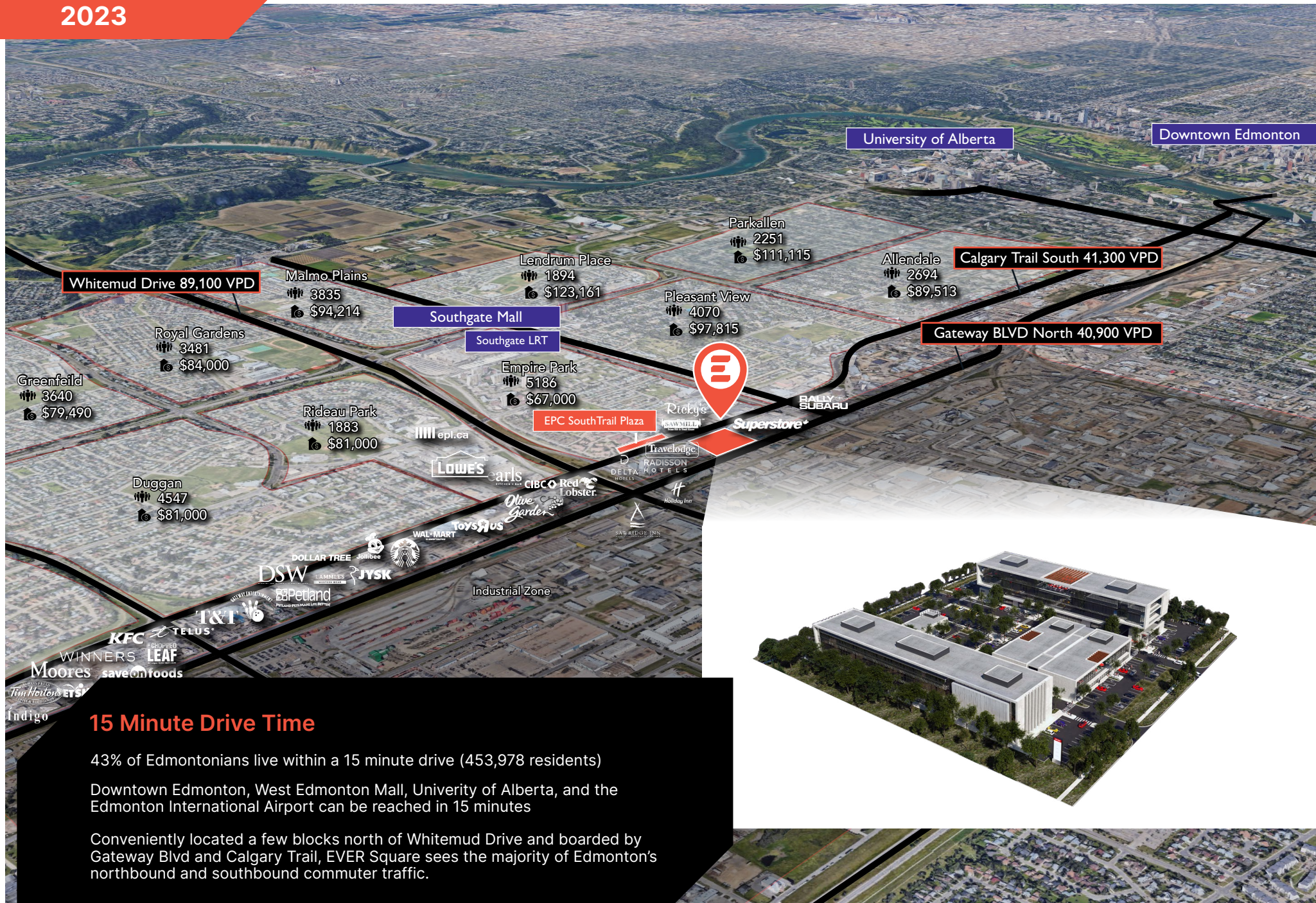
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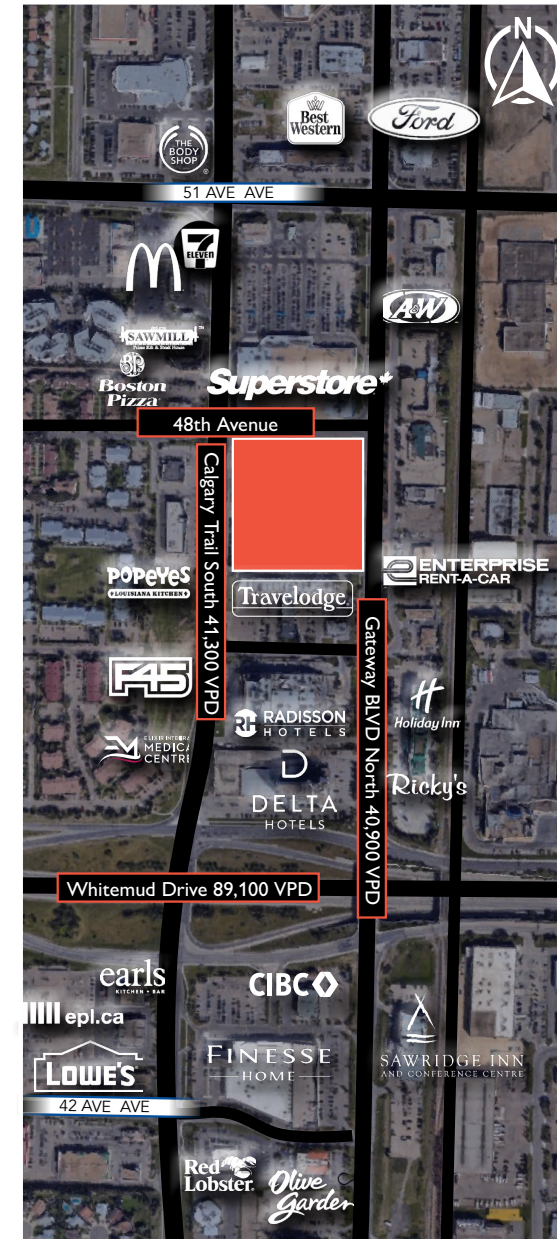
LOCATION HIGHLIGHTS

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, big box stores and convenience services; it is home to well-established and nationally recognized brands
- Multiple access points on three sides, with 150 metres 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: Radisson, 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



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Ideal Tenancy Mix

Health & Medical

- * Specialty medical and dental
- * Medical testing and technician services
- * Imaging and x-ray

Experience-based Food & Beverage

- * Casual to fine dining
- * Bar/restaurant hospitality

Lifestyle & Wellness

- * Wellness Spa, Massage, and Beauty
- * Specialty fitness and wellness classes
- * Fitness clubs or athletic facilities

Professional Offices

- * Financial Institution, Mortgage Groups
- * Engineering, Legal Firm, Marketing Agency

Convenience

- * Drive thru (accommodated in plan)
- * Personal Services Shops



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