



Real Estate
Developments



EVER
SQUARE

RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

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



EVER SQUARE

4710 Gateway Blvd & 4607 Calgary Trail NW

Retail &
Professional
For Pre-Lease
Q4 2023



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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 multiple retailers, restaurants, drive-thrus, office professionals, health & wellness providers, gas & convenience, and more.

- Surface and heated underground parking
- Shared rooftop terrace for professional users
- 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
- 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



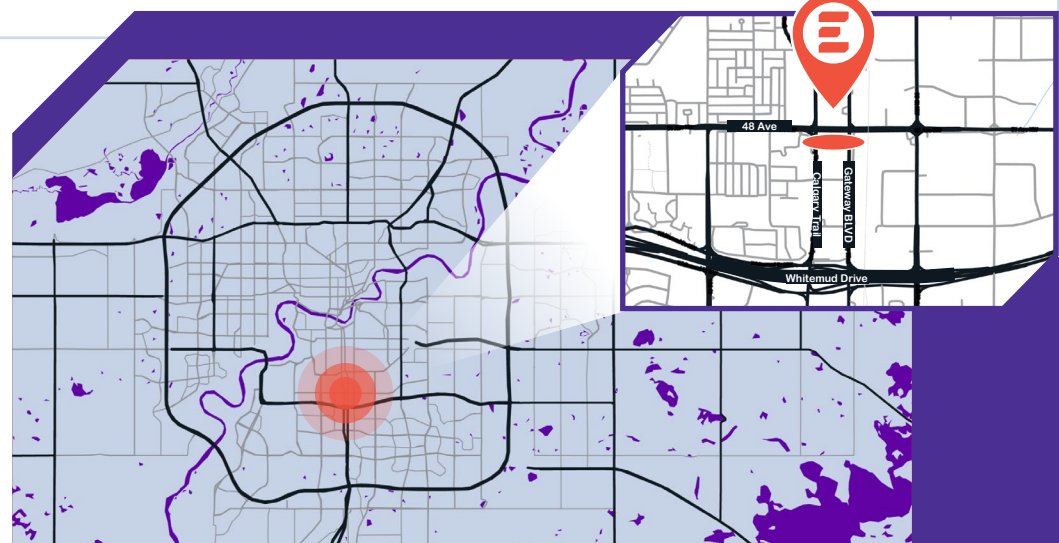
HOUSEHOLDS

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



VEHICLES PER DAY

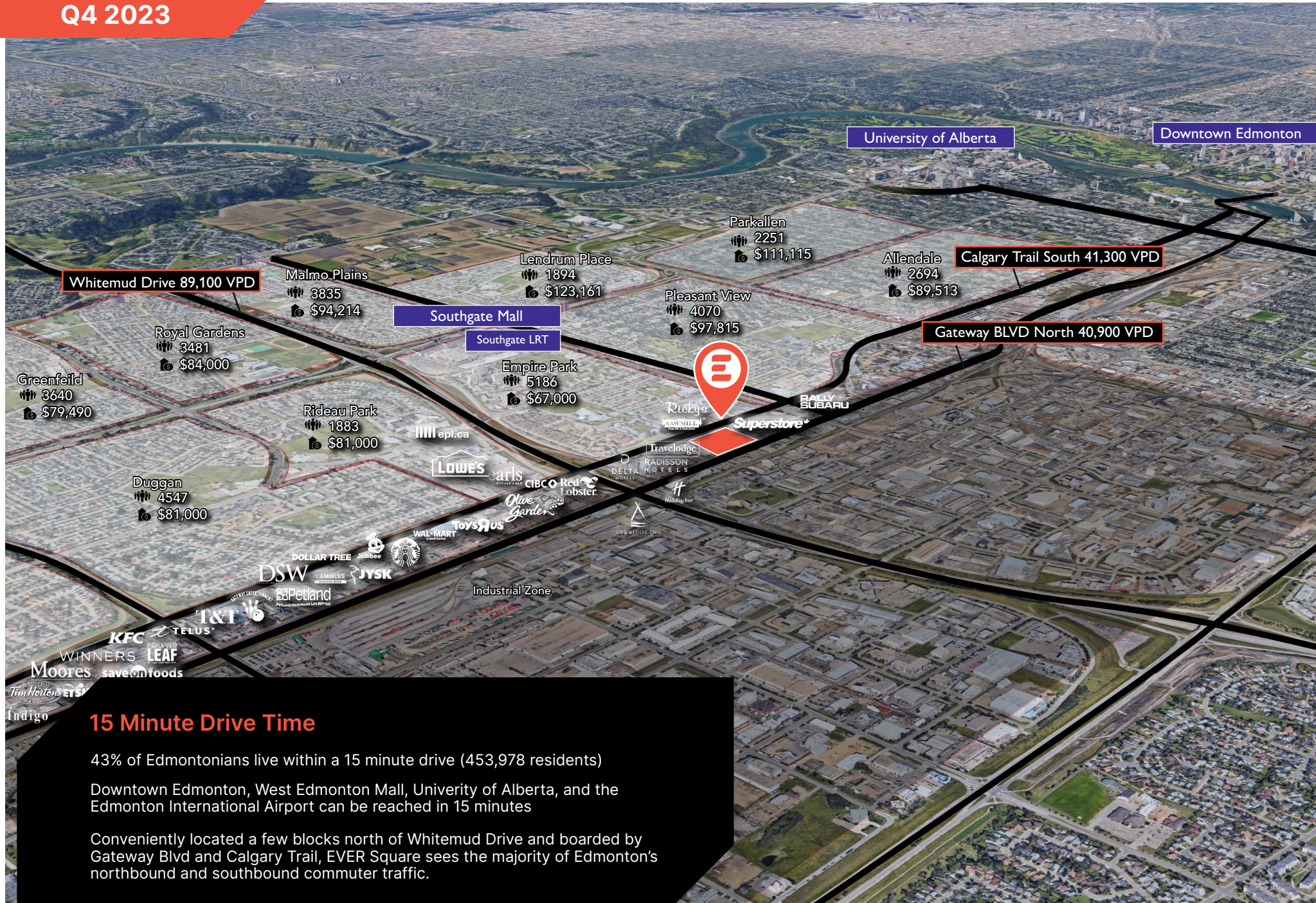
WHITEMUD DRIVE	CALGARY TRAIL	GATEWAY BLVD
89,100 VPD	41,300 VPD	40,900 VPD



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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.

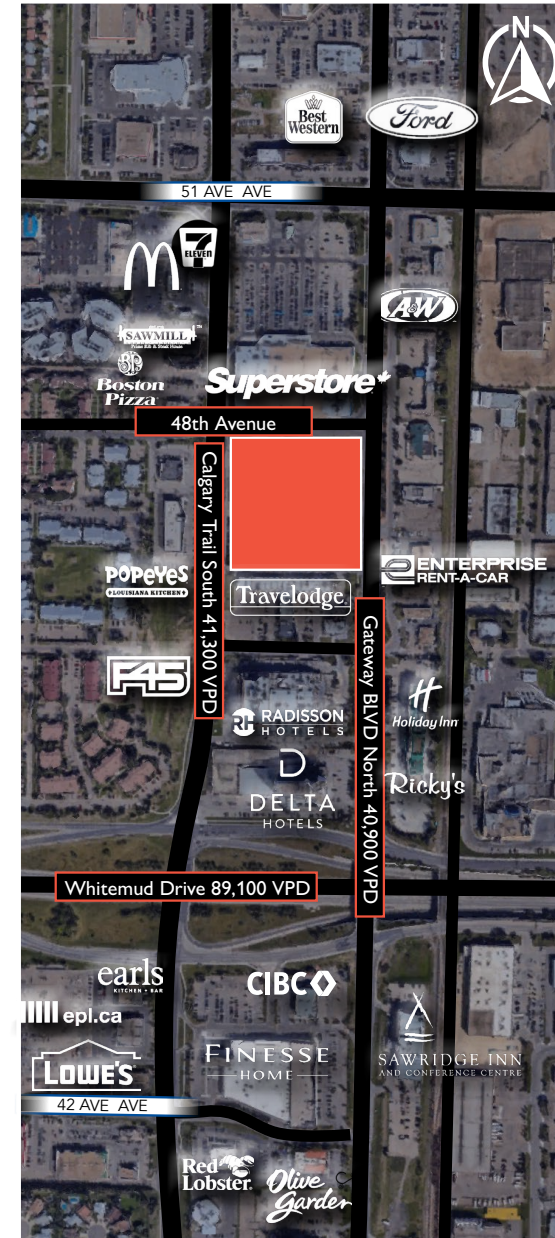
LOCATION HIGHLIGHTS

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 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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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

Q4 2023

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Negotiable

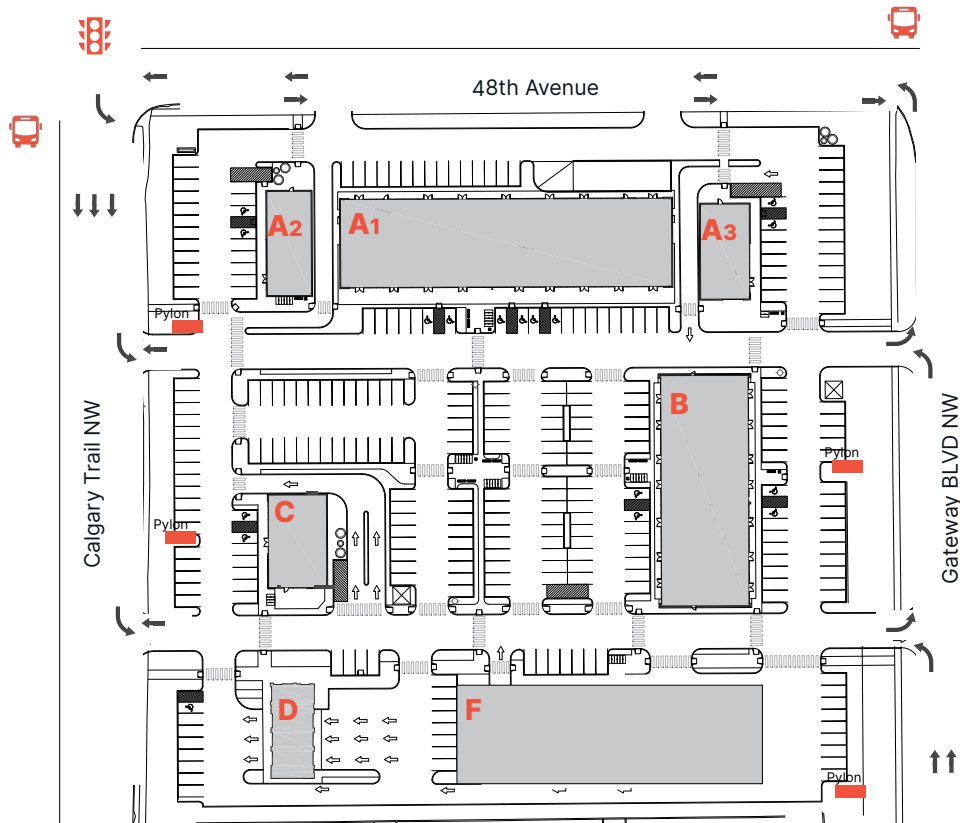
Op Costs

TBD

Site Plan

HIGHLIGHTS

- Approximately 400+ parking stalls (surface and heated underground)
- Six access points to the site
- Pylon signage on Gateway Blvd and Calgary Trail
- Building visibility on both major roadways



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

Building A1

Retail, Office, & Medical

Ground Floor	14,145 SF ±
Second Floor	16,428 SF ±
Third Floor	16,589 SF ±
Fourth Floor	16,589 SF ±
Fifth Floor	14,757 SF ±
Total	78,510 SF ±

Building A2/A3 Drive-thru Restaurants

A2 (west)	2,339 SF ±
A3 (east)	2,354 SF ±

Building B

Retail, Office, Restaurant

Ground Floor	9,625 SF ±
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Building C

Drive-thru Restaurant

Building Area:	2,730 SF ±
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Building D

Vehicle Maintenance Service

Building Area:	2,060 SF ±
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Building F

Flexible Pad Site

Building Area:	up to 16,000 SF ±
Land Area:	26,000 SF ±



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