




Real Estate  
Developments



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

An aerial architectural rendering of the Ever Square development. The image shows a large, modern multi-story building with a glass facade and a rooftop terrace. The building is surrounded by extensive parking lots with various cars and trucks. There are landscaped areas with trees and shrubs. In the background, there are other commercial buildings and a residential area. A red arrow icon points towards the building.

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

**EVER SQUARE**

4607 Calgary Trail NW, Edmonton



Retail &  
Professional  
For Lease  
2024



Real Estate  
Developments



# 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. EVER Square will have seven buildings, including a six storey professional tower, four national drive-thrus, a lube service station, and CRU building.

- 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

COMING  
SOON

Fillmore Construction | Great Canadian Oil Change  
EVER Square Medical Clinic & Pharmasave | Oodle Noodle | Osmow's  
Shawarma | Stacked Pancake & Breakfast House  
EVER RED & RE/MAX Excellence Commercial Division

## Demographics (2018)



### POPULATION

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



### AVERAGE INCOME

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



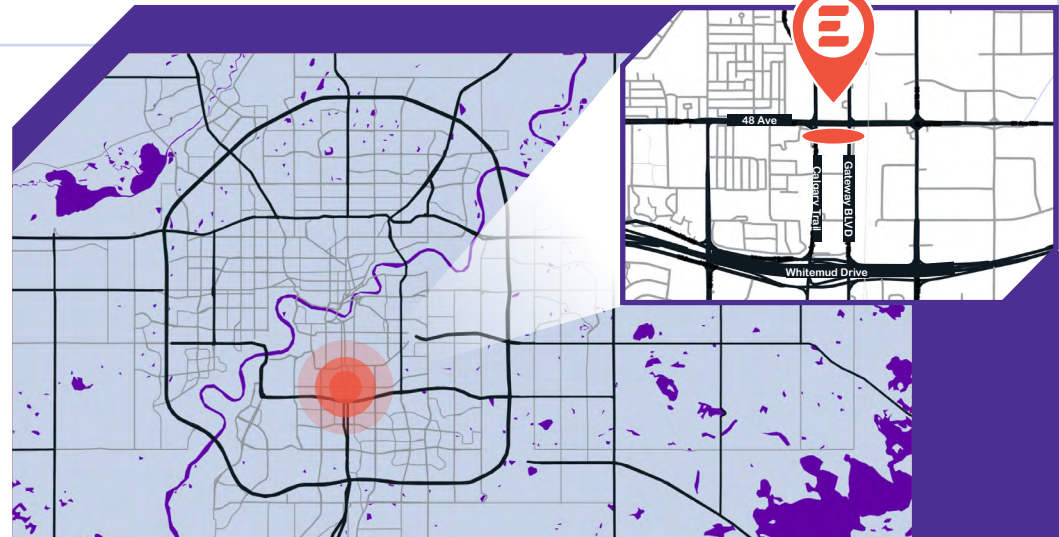
### HOUSEHOLDS

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

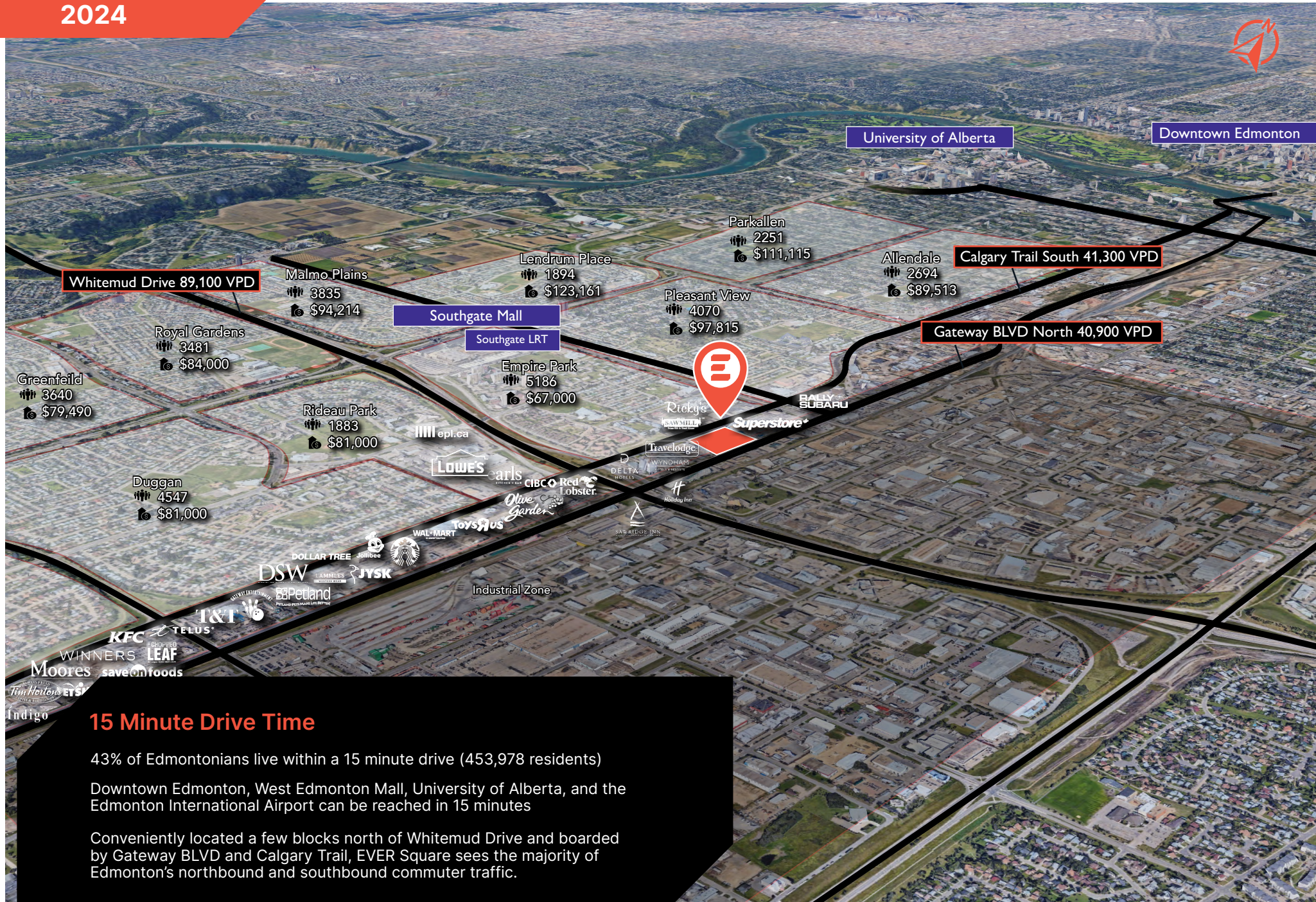




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### 15 Minute Drive Time

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.



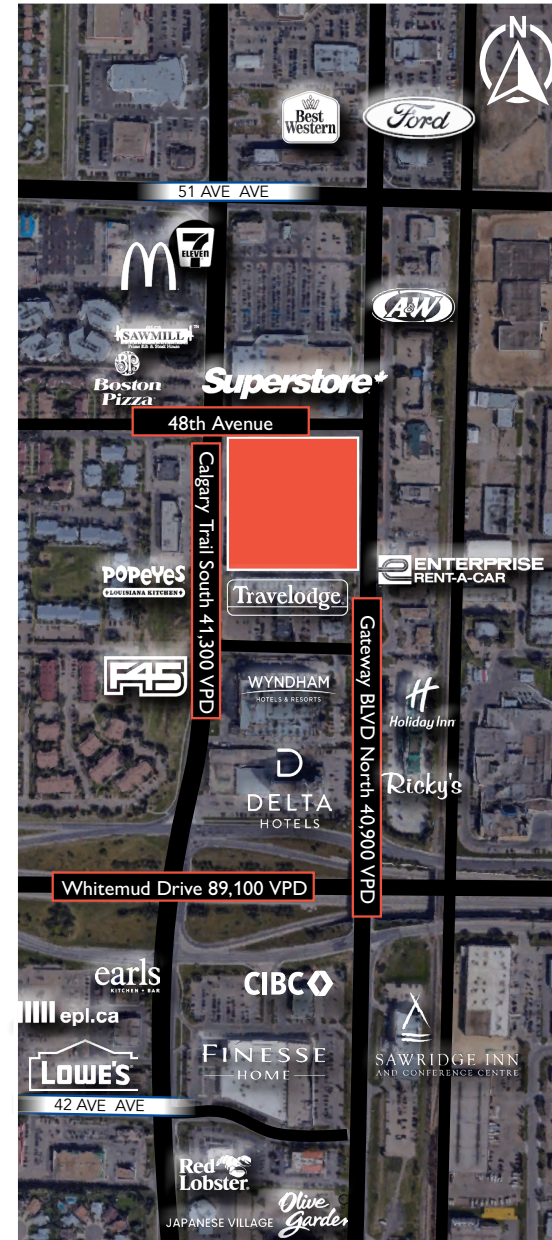
## LOCATION HIGHLIGHTS

### 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





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## CONFIRMED BUSINESSES



# 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

FOR LEASE

PENDING

FULLY RESERVED

### Building A1

#### Main Floor

102	1296 SF ±
103-104	3494 SF ±
105	1439 SF ±
106-109	EVER SQUARE MEDICAL & PHARMASAVE

#### Second Floor

207-208	1,583 SF ±
209	1,954 SF ±
211	2,275 SF ±
212	869 SF ±
213	1,055 SF ±
214-216	AUTISM CLINIC
217	LOVING CHOICES PSYCHOLOGY

#### Third Floor

17,316 SF ±

#### Fourth Floor

FILLMORE CONSTRUCTION

#### Fifth Floor

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### Building A2/A3 - National Drive Thrus

A2	2,339 SF ±
A3	2,354 SF ±

### Building B

101	1,431 SF ±
102	1,431 SF ±
103	OODLE NOODLE
104	OSMOW'S SHAWARMA
105	1,836 SF ±
106	STACKED PANCAKE & BREAKFAST HOUSE

### Building C - National Drive Thru

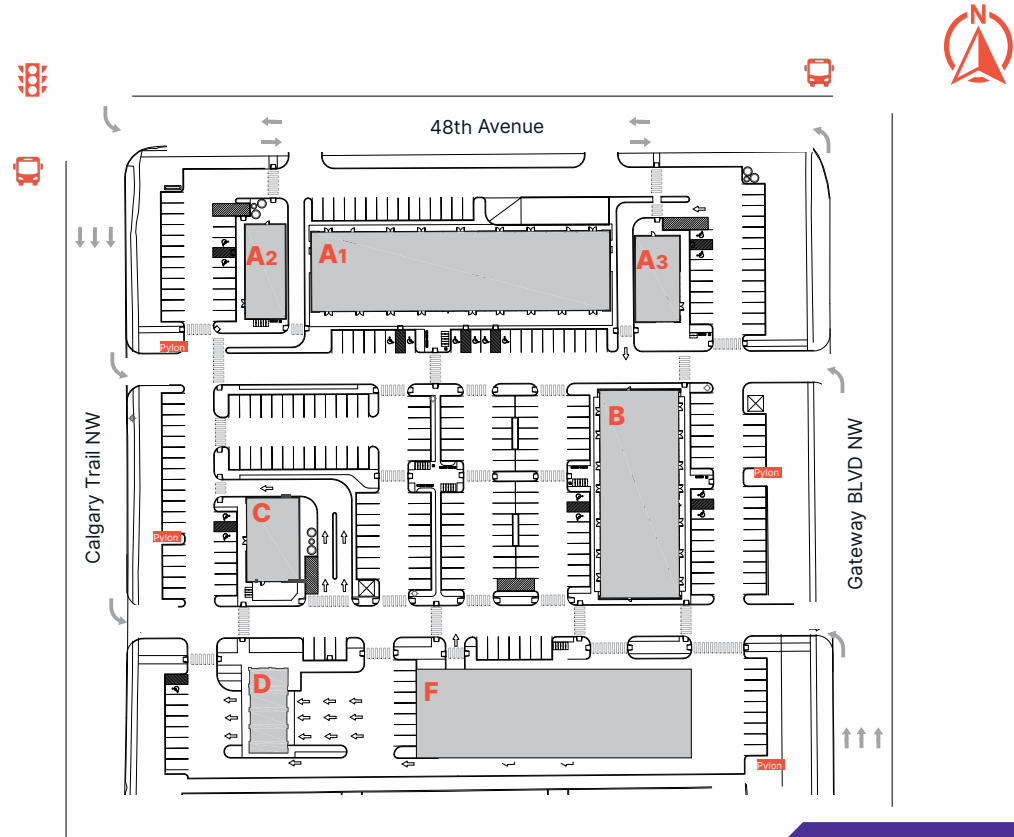
C1	2,730 SF ±
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### Building D - Lube Service Station

GREAT CANADIAN OIL CHANGE (VALVOLINE)

### Building F - National Drive Thru/Land Lease

LAND LEASE 25,000 SF ±



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