



Real Estate  
Developments



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

**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 BLVD
- 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

Krispy Kreme | 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



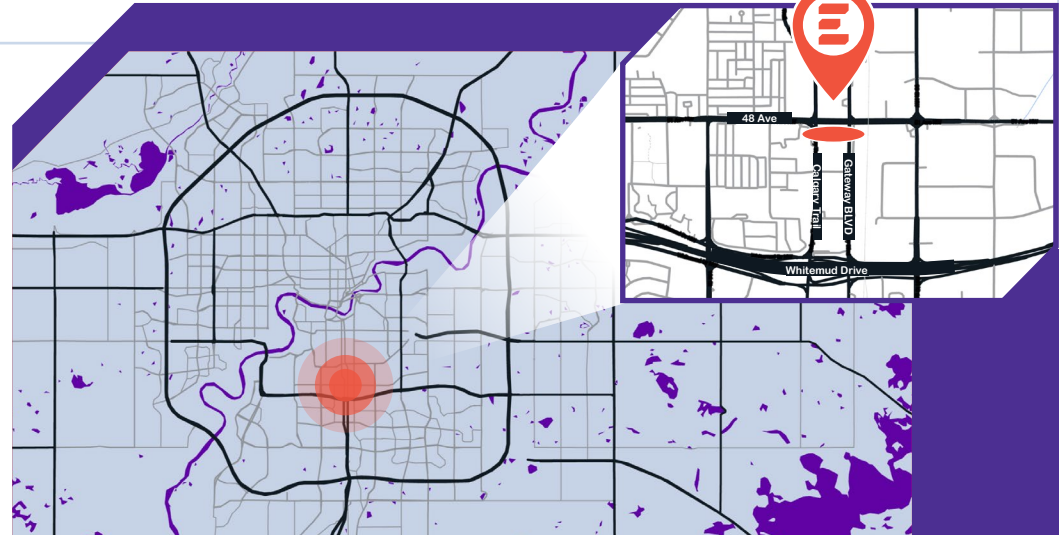
### HOUSEHOLDS

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

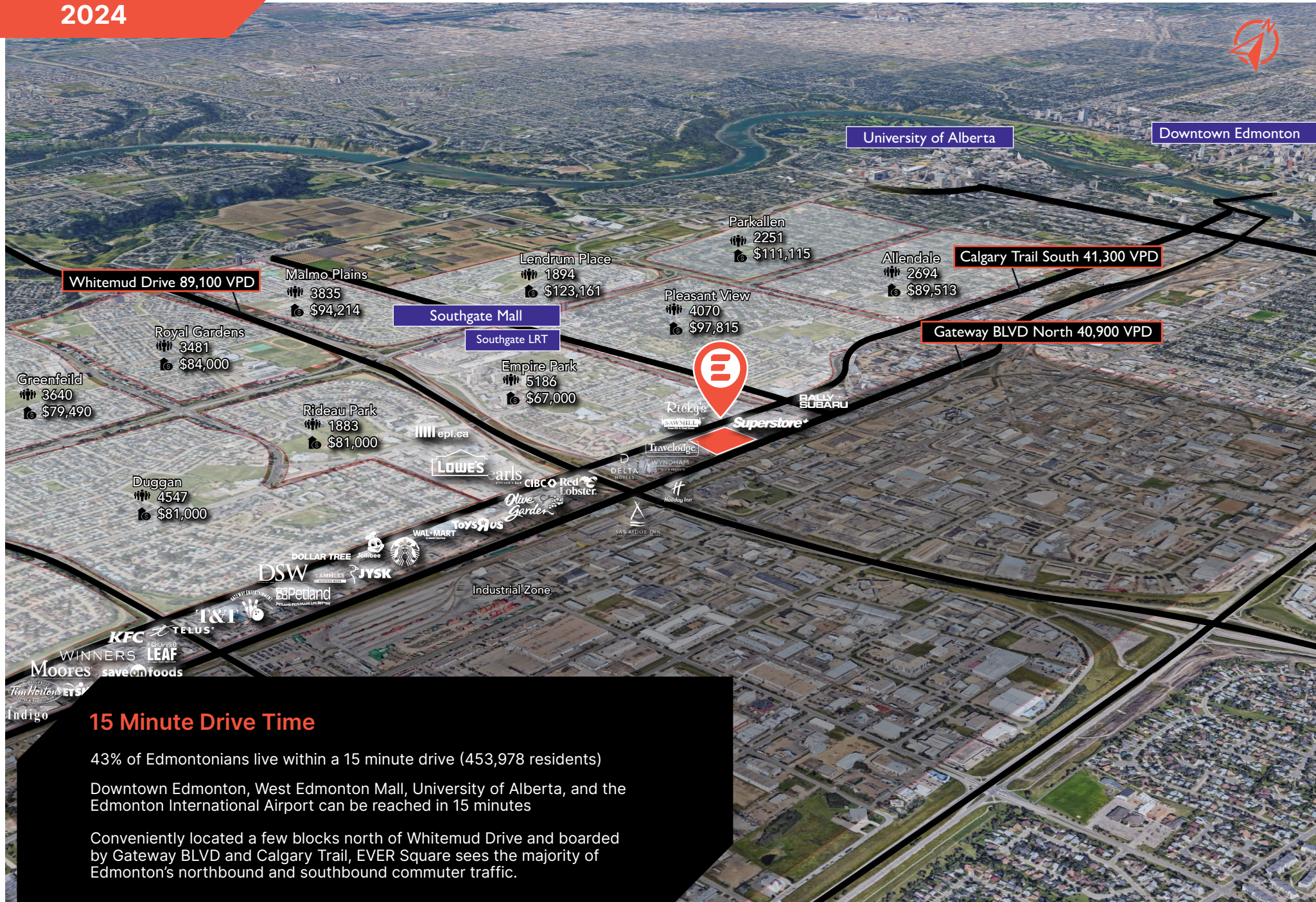




# Retail & Professional For Lease 2024



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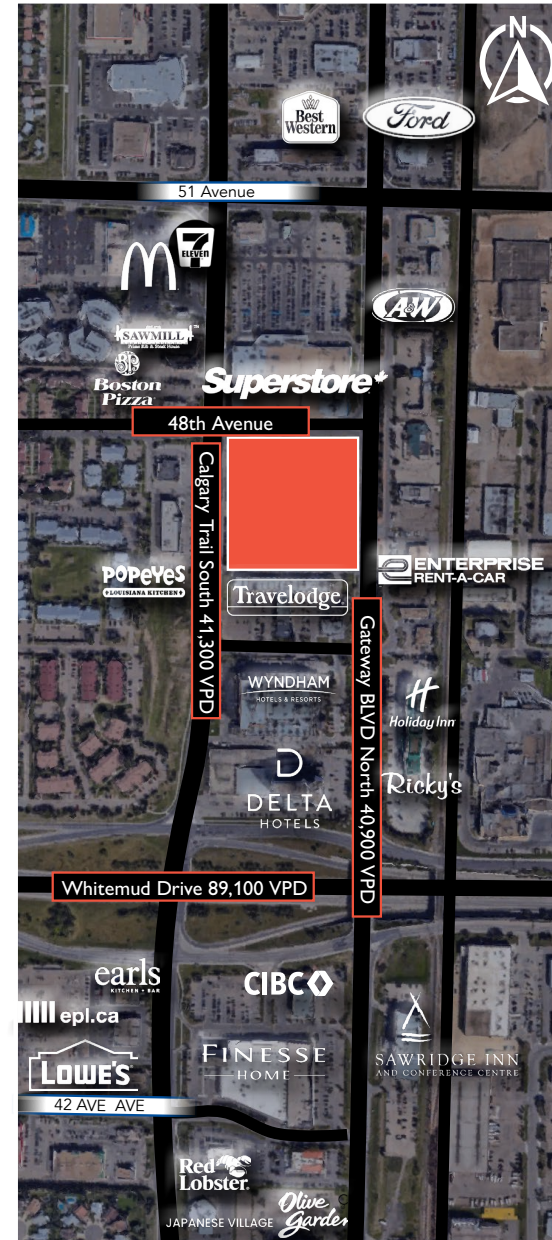
## LOCATION HIGHLIGHTS

### 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 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	PSYCHOLOGY

#### Third Floor

17,522 SF ±

#### Fourth Floor

FILLMORE CONSTRUCTION

#### Fifth Floor

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### Building A2/A3 - National Drive Thrus

A2	2,339 SF ±
A3	NATIONAL BURGER DRIVE THRU

### Building B

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

### Building C - National Drive Thru

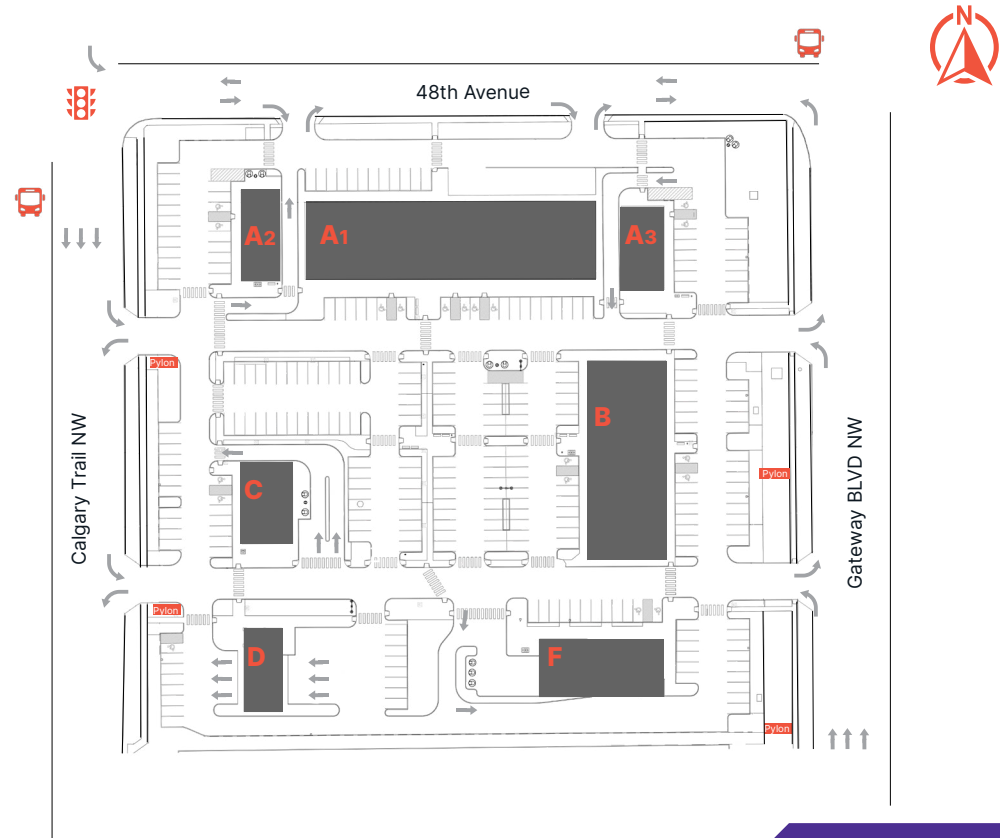
C1	2,730 SF ±
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### Building D - Lube Service Station

GREAT CANADIAN OIL CHANGE (VALVOLINE)

### Building F - National Drive Thru

KRISPY KREME



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## BUILDING A1 - SECOND FLOOR AVAILABILITY



### BUILDING A1

#### Second level offices

209	1,954 SF ±
207/208	PENDING
211	2,276 SF ±
212/213	1,925 SF ±
214 - 216	AUTISM CLINIC
217	PSYCHOLOGY

### HIGHLIGHTS

- Floor to ceiling windows
- Common washrooms
- Offices on the south side of the building overlook South Edmonton
- Turnkey options available
- 10' clear ceiling height (approx.)