



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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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
- 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



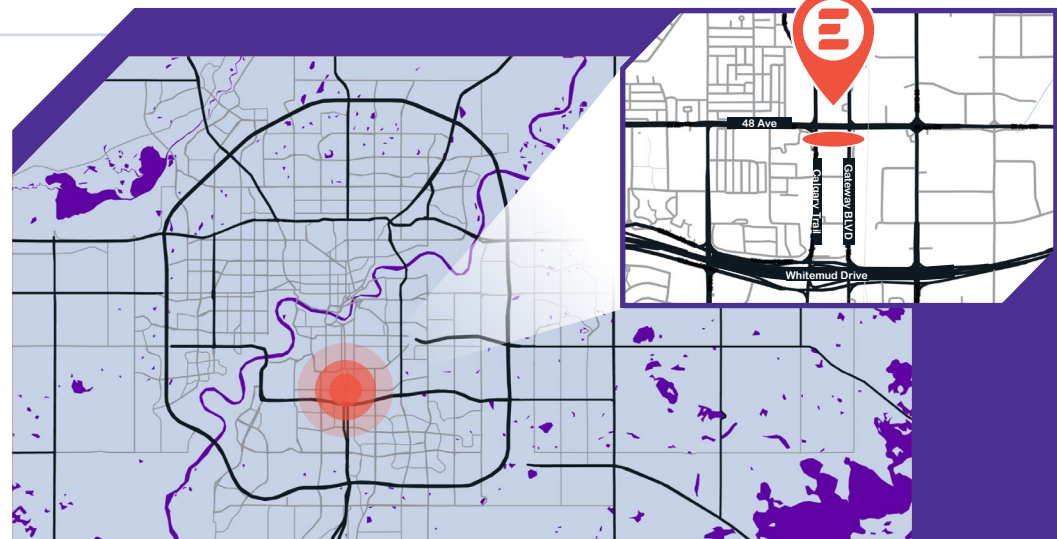
HOUSEHOLDS

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



LEGAL DESCRIPTION

Lot 2 & 3, Block 28, Plan 7620205

ZONING

DC2

PARKING

Approximately 460 underground and surface stalls

TI

Negotiable

LEASE RATE

Market

SITE AREA

5.78 Acres

POSSESSION

Q4 2023

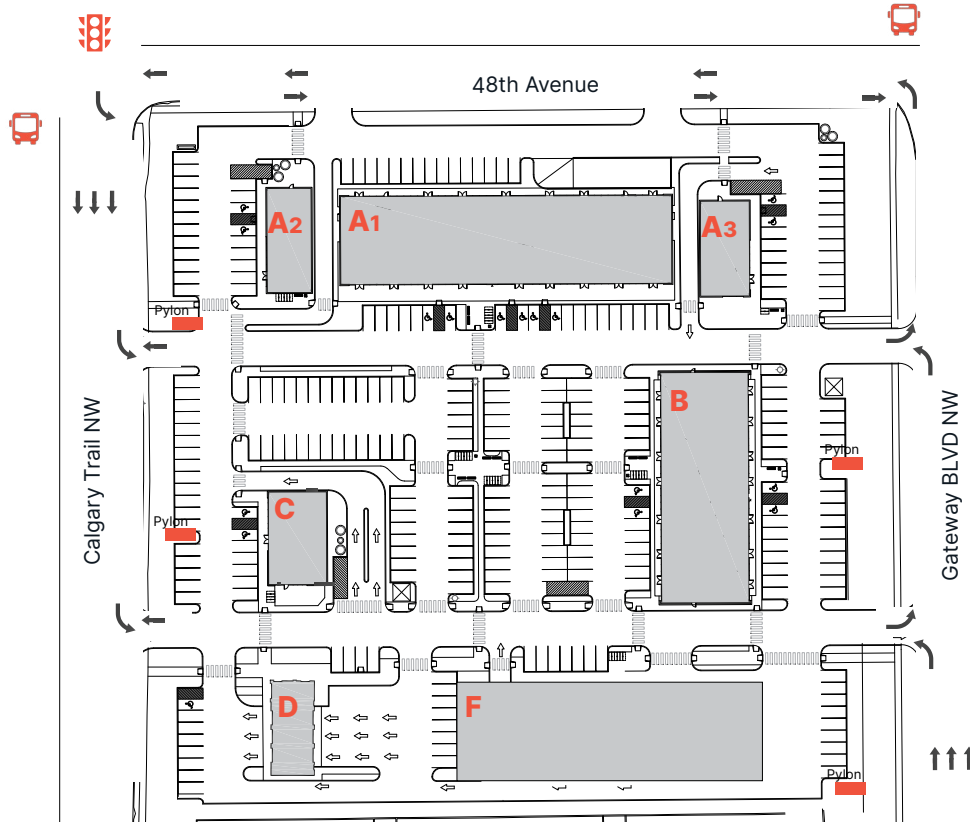
Op Costs

TBD

Site Plan

HIGHLIGHTS

- Approximately 460 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



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 ±
<i>Options for rooftop and ground level patios - please discuss.</i>	

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 ±

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



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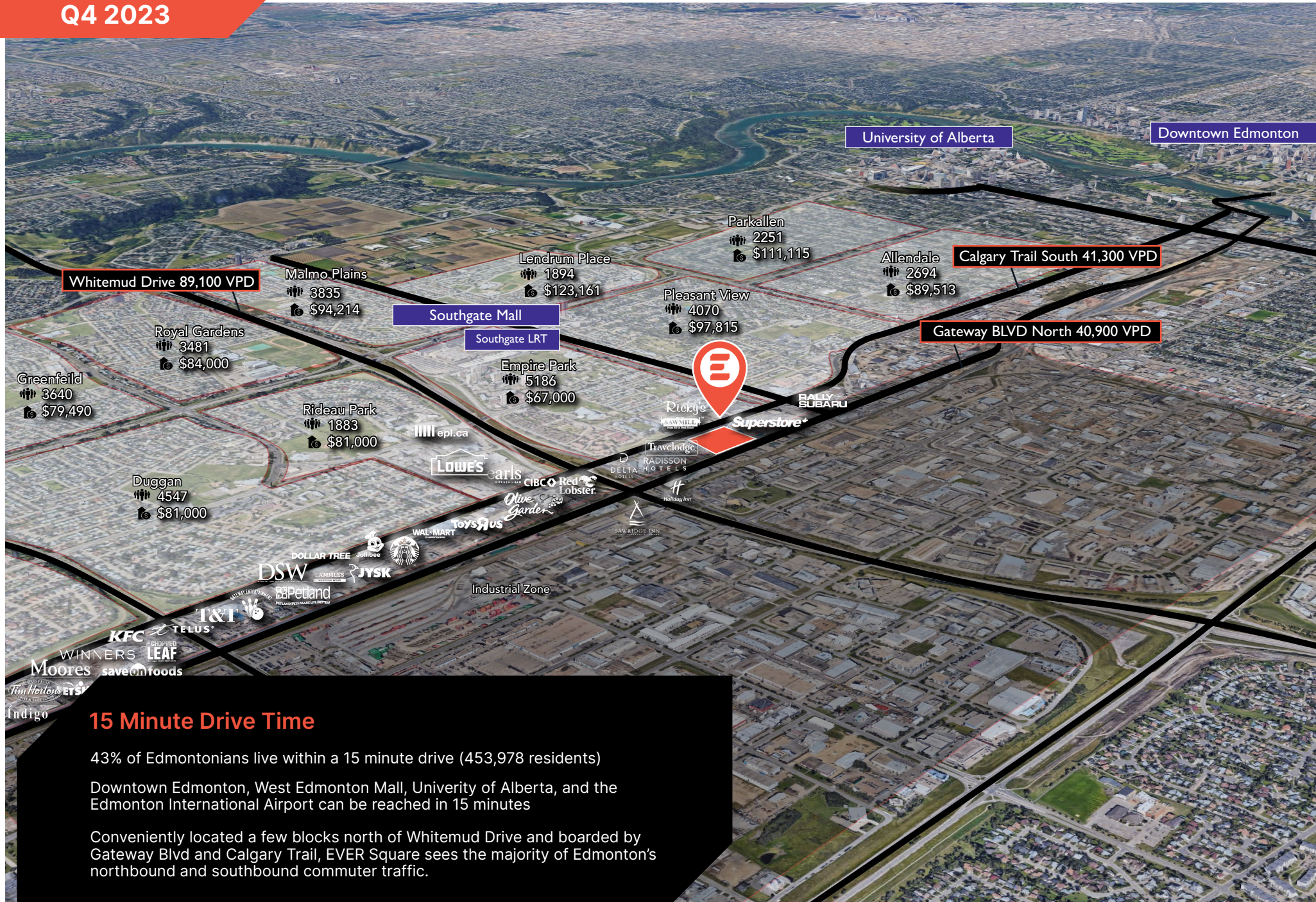
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15 Minute Drive Time

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.

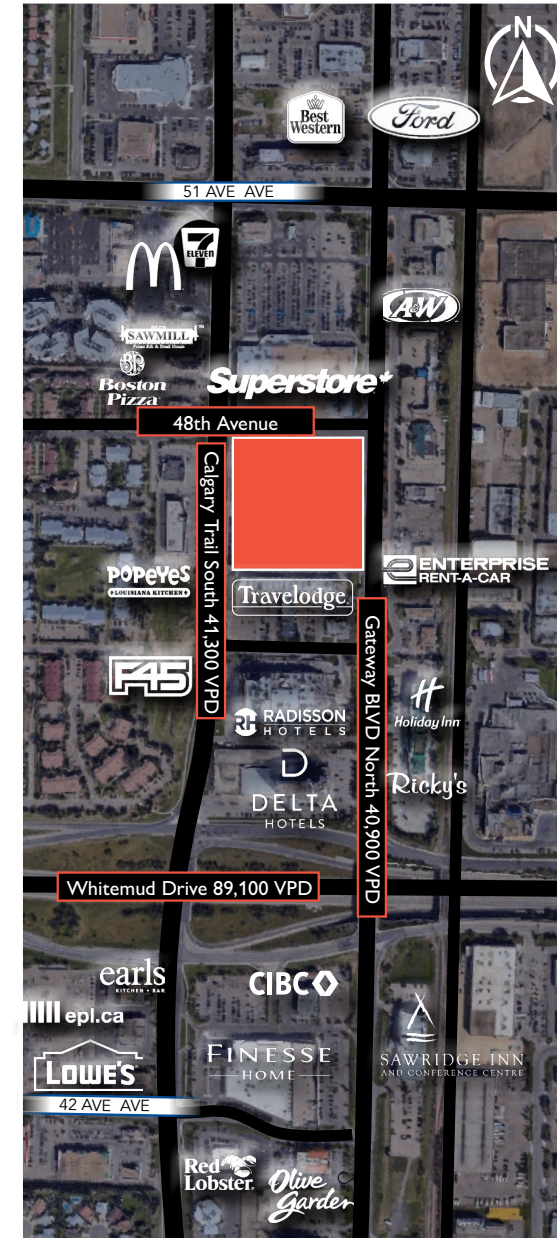
LOCATION HIGHLIGHTS

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



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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