



Real Estate  
Developments



Limited Office  
Vacancy



**EVER SQUARE**  
4607 Calgary Trail NW, Edmonton

Retail &  
Professional  
For Lease  
Immediate



## South-Central Medical, Professional & Retail Centre

A vibrant and monumental addition to Edmonton's South and North-bound retail corridor - Calgary Trail and Gateway Boulevard. EVER Square has seven buildings, including a six storey professional tower, four national drive-thrus, a lube service station, and CRU building.

- Secured surface and heated underground parking
- Shared rooftop terrace for tenants of the professional tower
- 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

# EVER SQUARE

4607 Calgary Trail NW, Edmonton



**NOW OPEN**

Krispy Kreme | Chipotle | Firehouse Subs | Carl's Jr.  
Osmow's Shawarma | Stacked Pancake & Breakfast House | Great Canadian Oil Change  
Fillmore Construction | EVER Square Medical & Pharmasave

### Demographics (2018)



#### POPULATION

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



#### AVERAGE INCOME

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



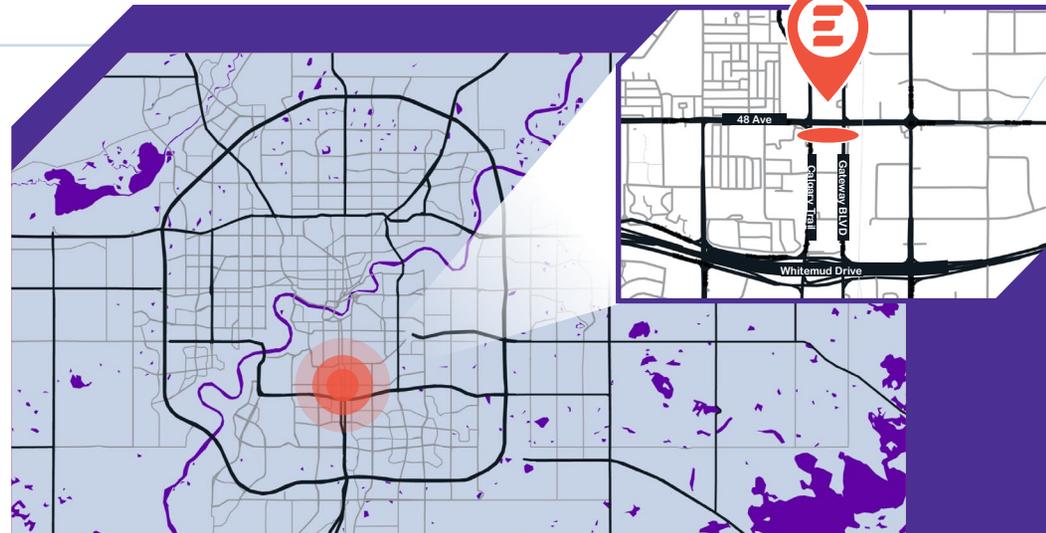
#### HOUSEHOLDS

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

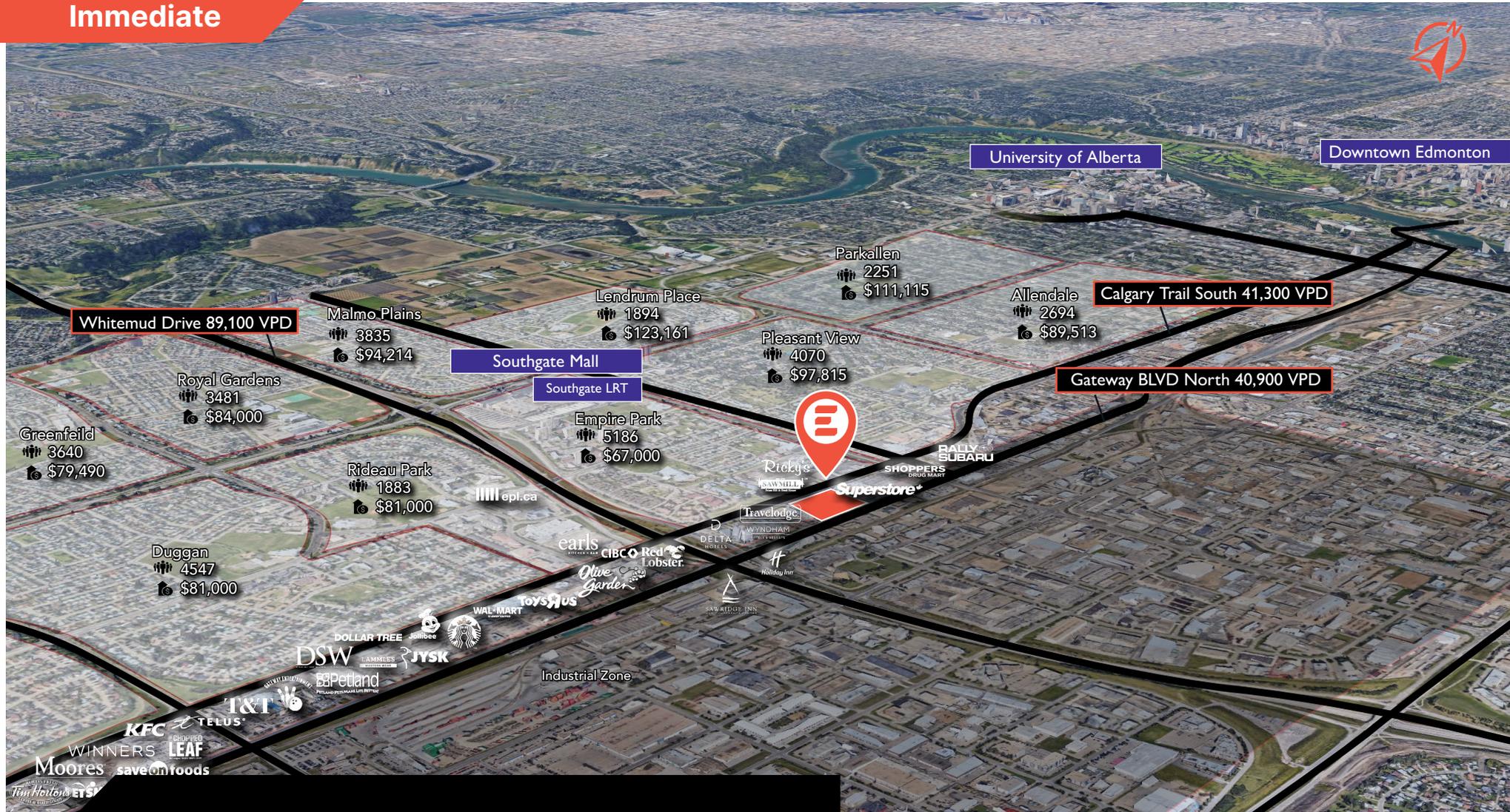


#### VEHICLES PER DAY

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 Boulevard and Calgary Trail, EVER Square sees the majority of Edmonton's northbound and southbound commuter traffic.

### Convenient Location

Drive Times to Surrounding Communities

Sherwood Park 18 minutes	Beaumont 21 minutes	St. Albert 33 minutes
Leduc 21 minutes	Spruce Grove 32 minutes	

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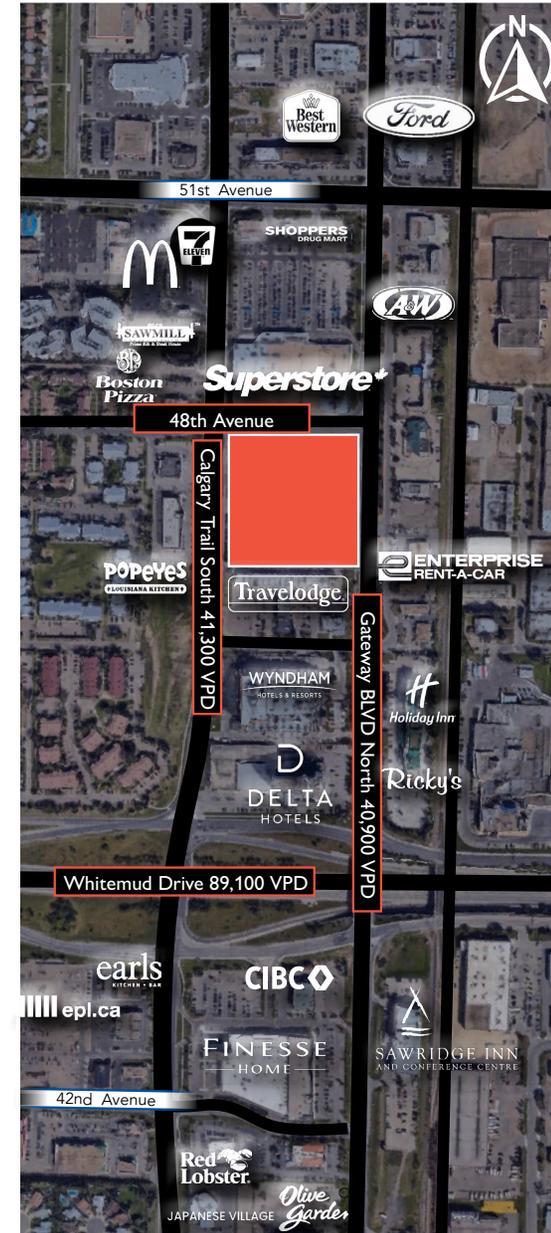
## LOCATION HIGHLIGHTS

### 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 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
- Bus stops within 100 metres of the site



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**LEGAL DESCRIPTION**

Lot 2 & 3, Block 28, Plan 7620205

**LEASE RATE**

Market

**ZONING**

DC2

**SITE AREA**

5.79 Acres

**PARKING**

Approximately 400+ ( underground and surface)

**POSSESSION**

Immediate

**TI**

Negotiable

**OP COSTS**

TBC

FOR LEASE

PENDING

FULLY RESERVED

**Building A1**

**Main Floor**

- 106 BELLAVERA
- 107 EVERSQUARE PHYSIO
- 108/109 EVER SQUARE EYECARE
- 110 EVER SQUARE MEDICAL & PHARMASAVE

**Second Floor**

- 201 2,442 SF ±
- 202 NAVIGATE CLINICAL GROUP
- 203-209 KITTENS' MITTENS CHILD CARE

**Third Floor**

- 301 2,355 SF ±
- 302 4,738 SF ±
- 303 CARDINAL CAPITAL
- 304 LEASED

**Fourth Floor**

FILLMORE CONSTRUCTION

**Fifth Floor**

EVER RED  
AYRE & OXFORD

**Building A2 & A3 - National Drive Thrus**

- A2 CHIPOTLE MEXICAN GRILL
- A3 CARL'S JR.

**Building B**

- 101 FIREHOUSE SUBS
- 102 WING SNOB
- 103 PURELUX NAIL BAR
- 104 OSMOW'S SHAWARMA
- 105 LEASED
- 106 STACKED PANCAKE & BREAKFAST HOUSE

**Building C - National Drive Thru**

STARBUCKS

**Building D - Lube Service Station**

GREAT CANADIAN OIL CHANGE (VALVOLINE)

**Building F - National Drive Thru**

KRISPY KREME



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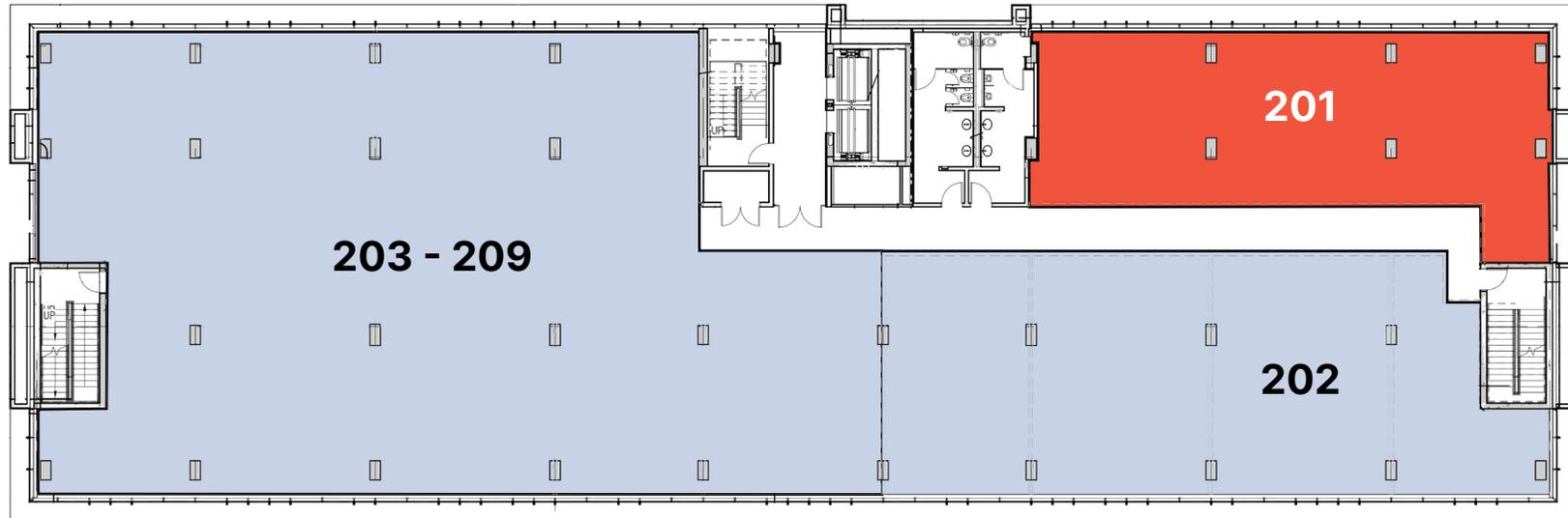
EVER Real Estate Developments Ltd. Suite 502, 4730 Gateway Blvd NW Edmonton AB T6H 4P1

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## BUILDING A1 - SECOND FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



### BUILDING A1

*Second level offices*

<b>201</b>	2,442 SF ±
<b>202</b>	NAVIGATE CLINICAL GROUP
<b>203-209</b>	KITTENS' MITTENS CHILD CARE

### HIGHLIGHTS

- Floor to ceiling windows
- Common washrooms
- Offices on the south side of the building benefit from plenty of natural light
- Turnkey options available
- 10' clear ceiling height (approx.)
- Tenants have access to secure roof top amenities

Demised or contiguous options available.

Unit sizes will be confirmed upon completion of construction by surveyor. Please contact us for details and turn-key solutions.