



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



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.

- 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



COMING
SOON

Krispy Kreme | Carl's Jr. | Fillmore Construction | Firehouse Subs
Great Canadian Oil Change | EVER Square Medical Clinic & Pharmasave | Oodle Noodle
Pho Sap Restaurant | 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 |



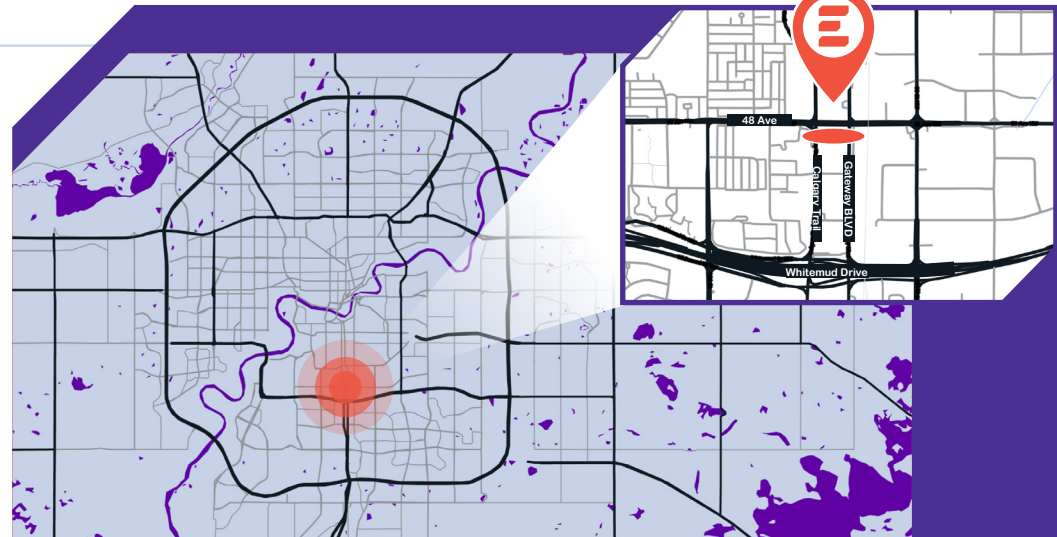
HOUSEHOLDS

| 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 A1, A2 & C

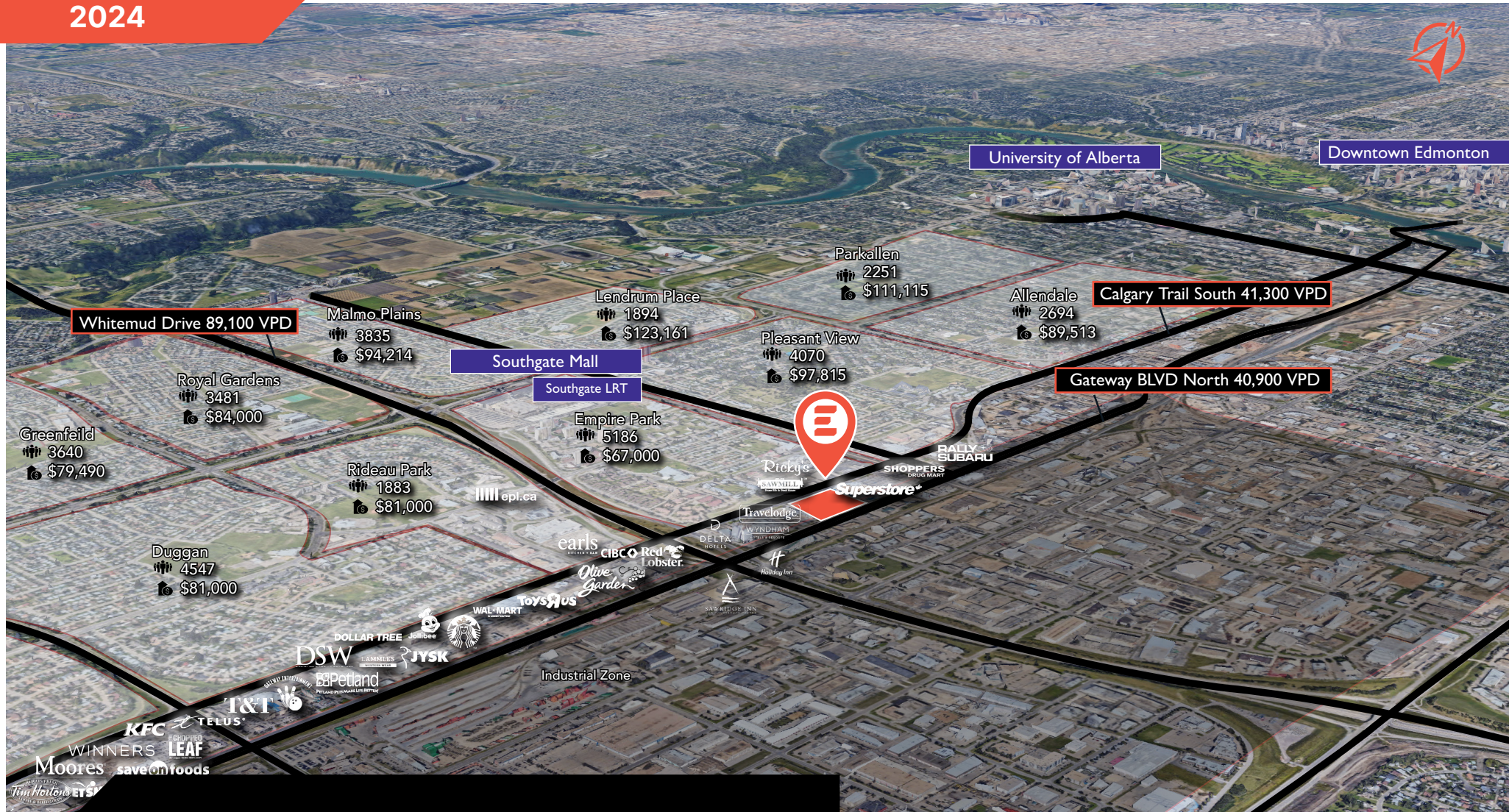


BUILDING A1 & A3
Tower and Drive Thru



BUILDING A1
Main level lobby

**Retail &
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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 | |

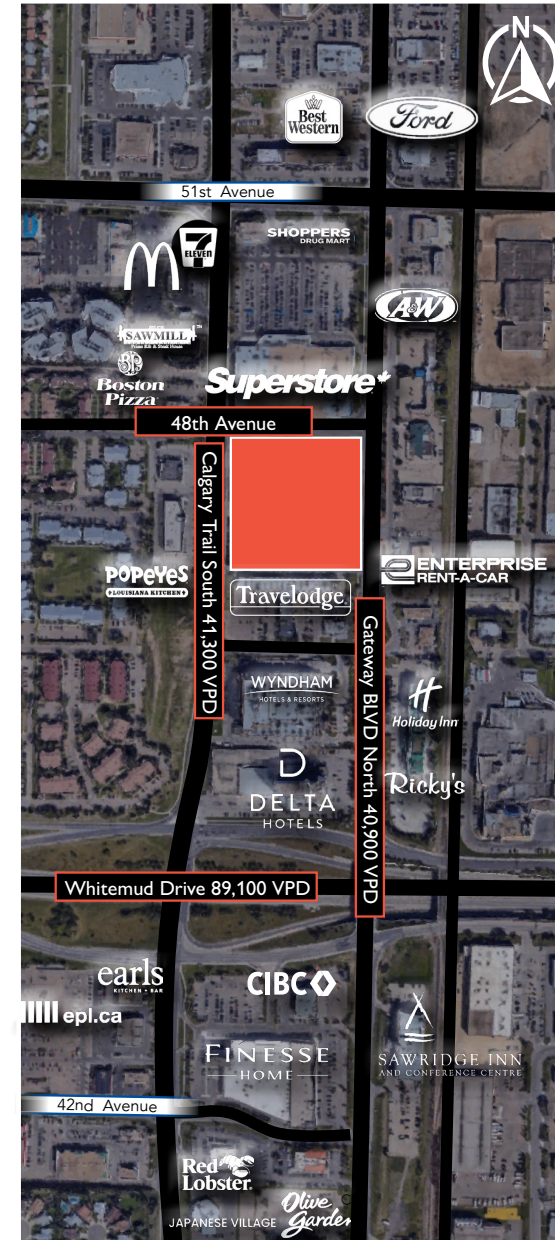
LOCATION HIGHLIGHTS

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

5.78 Acres

PARKING

Approximately 400+ (underground and surface)

POSSESSION

Q3 2024

TI

Negotiable

Op Costs

TBC

FOR LEASE

PENDING

FULLY RESERVED

Building A1

Main Floor

106 1,299 SF ±

107 1,750 SF ±

108/109 PENDING

110 EVER SQUARE MEDICAL & PHARMASAVE

Second Floor

201 PSYCHOLOGY

202 AUTISM CLINIC

203-209 PENDING

Third Floor

PENDING

Fourth Floor

FILLMORE CONSTRUCTION

Fifth Floor

EVER RED
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

Building A2 & A3 - National Drive Thru

A2 LEASED

A3 CARL'S JR

Building B

101 FIREHOUSE SUBS

102 LEASED

103 OODLE NOODLE

104 OSMOW'S SHAWARMA

105 PHO SAP RESTAURANT

106 STACKED PANCAKE & BREAKFAST HOUSE

Building C - National Drive Thru

LEASED

Building D - Lube Service Station

GREAT CANADIAN OIL CHANGE (VALVOLINE)

Building F - National Drive Thru

KRISPY KREME



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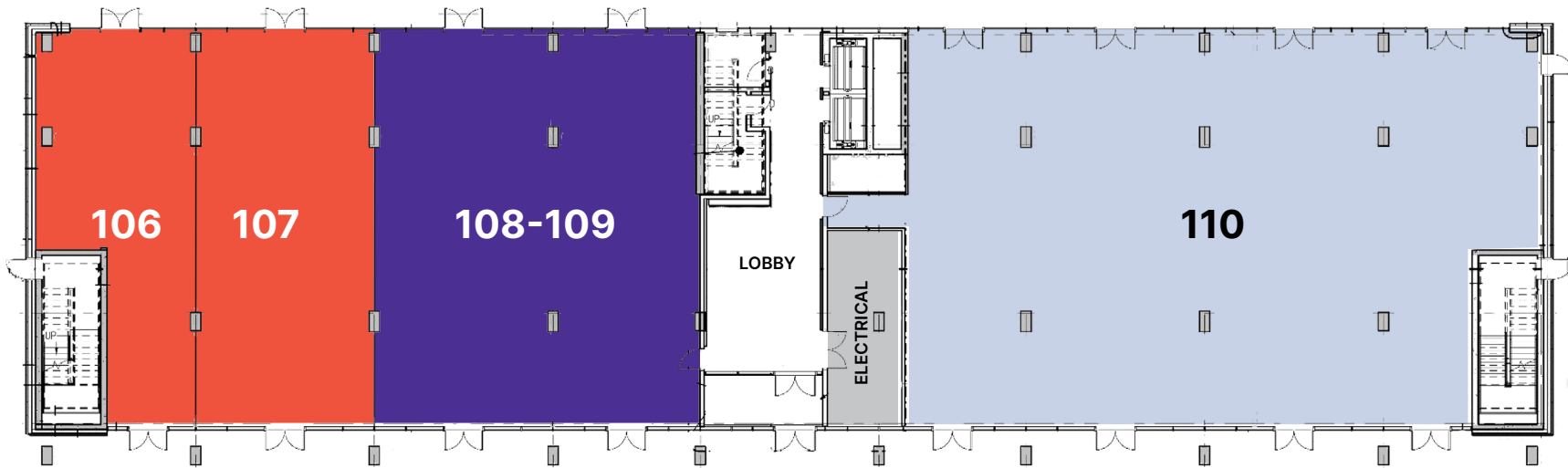
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BUILDING A1 - MAIN FLOOR AVAILABILITY

■ FOR LEASE
 ■ PENDING
 ■ LEASED



BUILDING A1

Main Floor

| | |
|------------------|-------------------------------------|
| 106 | 1,299 SF ± |
| 107 | 1,750 SF ± |
| 108 - 109 | PENDING |
| 110 | EVER SQUARE MEDICAL & PHARMASAVE |

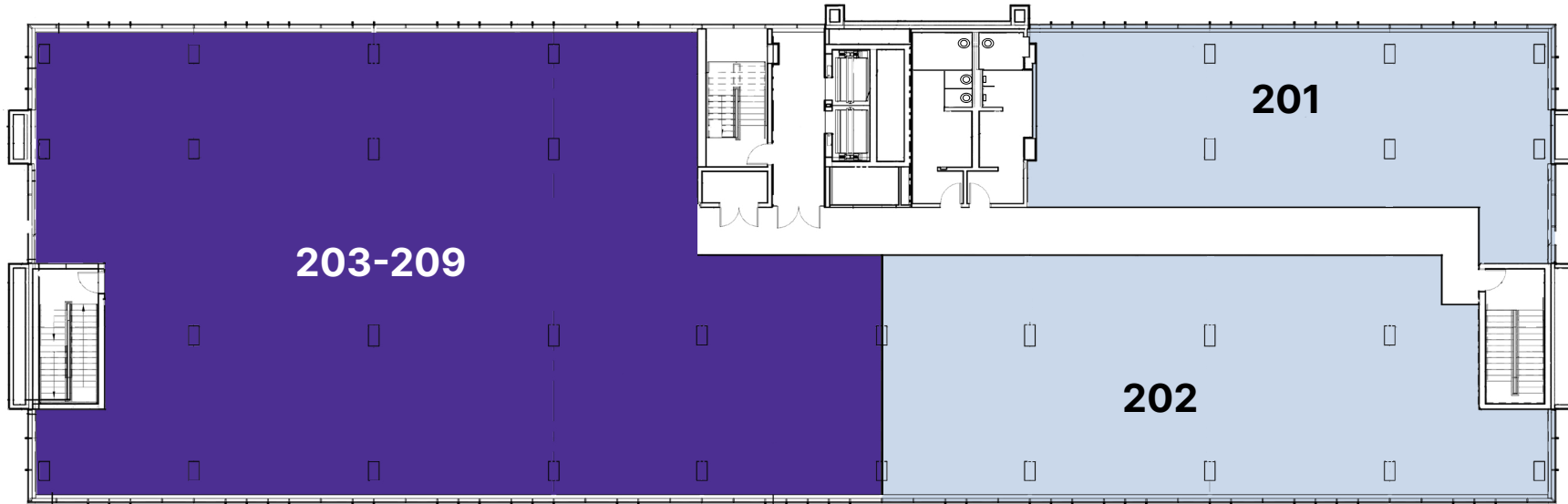
HIGHLIGHTS

- Floor to ceiling windows
- Turnkey options available
- 14' clear ceiling height (approx.)
- Upper floors extend over front sidewalk and provide excellent coverage
- Tenants have access to secure roof top amenities

Contiguous options available.
Please note that development plans are subject to change and unit sizes will be confirmed at time of possession. Please contact us for details and turn-key solutions.

BUILDING A1 - SECOND FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Second level offices

| | |
|------------------|---------------|
| 201 | PSYCHOLOGY |
| 202 | AUTISM CLINIC |
| 203 - 209 | PENDING |

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.)
- Tenants have access to secure roof top amenities

Demisable options available.

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BUILDING A1 - THIRD FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Third level offices

301 PENDING

HIGHLIGHTS

- Floor to ceiling windows
- Common washrooms
- Offices on the north side of the building overlook Downtown Edmonton
- Turnkey options available
- 10' clear ceiling height (approx.)
- Tenants have access to secure roof top amenities

Demisable options available.

Please note that development plans are subject to change and unit sizes will be confirmed at time of possession. Please contact us for details and turn-key solutions.