













## South-Central Medical, Professional & Retail Centre

A vibrant and monumental addition to Edmonton's South and Northbound 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** 6.537 55.081

**5KM** 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

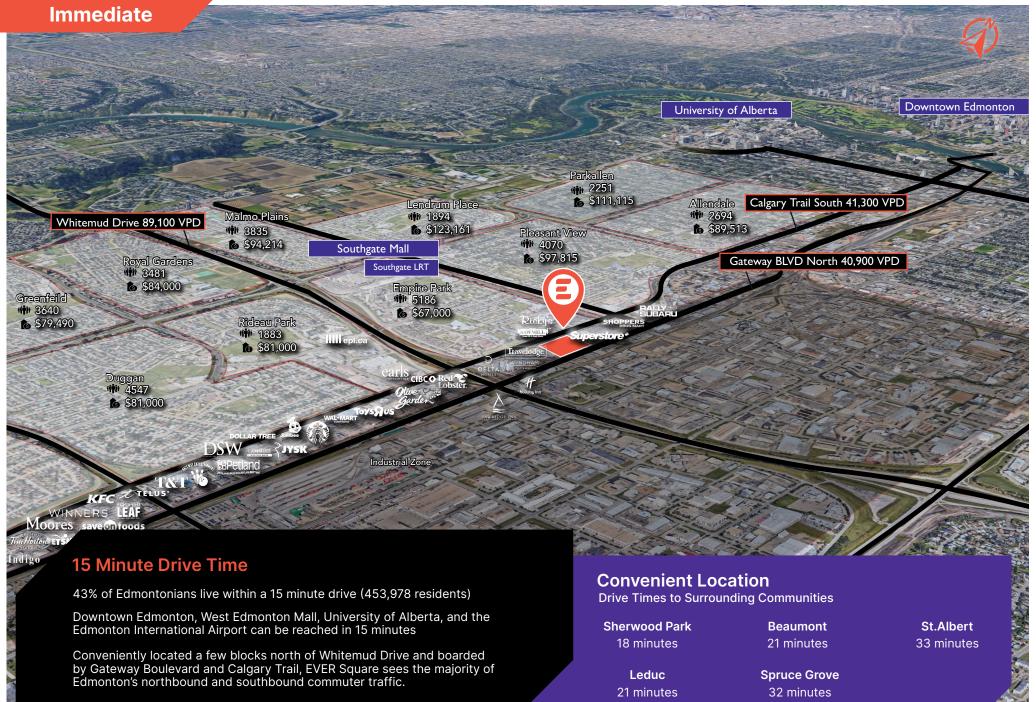
 89,100 VPD
 41,300 VPD
 40,900 VPD

















#### **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



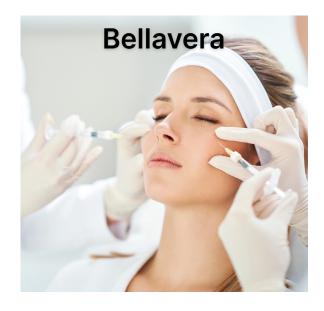








# COMING SOON















#### **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** 

#### ΤI

Negotiable

#### **OP COSTS**

**TBC** 

#### **FOR LEASE PENDING FULLY RESERVED**

#### **Building A1**

Main Floor

106 **BELLAVERA** 

107 **EVERSQUARE PHYSIO** 108/109 **EVER SQUARE EYECARE** 

**EVER SQUARE MEDICAL &** 110 **PHARMASAVE** 

#### Second Floor

201  $2,442 SF \pm$  $3,861 SF \pm$ 202

KITTENS' MITTENS CHILD CARE 203-209

302 4,738 SF ±

**RE/MAX EXCELLENCE** 304

FILLMORE CONSTRUCTION

#### Fifth Floor

Unit sizes will be confirmed upon completion of construction by surveyor. Please contact us for

AYRE & OXFORD

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

Α2 CHIPOTLE MEXICAN GRILL

CARL'S JR.

105 PHO SAP RESTAURANT

#### **Building C - National Drive Thru**

#### **Building D - Lube Service Station**

GREAT CANADIAN OIL CHANGE (VALVOLINE)

#### **Building F - National Drive Thru**

KRISPY KREME

#### Third Floor

301 2,355 SF ± 303 LEASED

COMMERCIAL DIVISION

Fourth Floor

**EVER RED** 

А3

#### **Building B**

101 FIREHOUSE SUBS 102 WING SNOB

103 **PURELUX NAIL BAR** 104 OSMOW'S SHAWARMA

106 STACKED PANCAKE & BREAKFAST HOUSE

**STARBUCKS** 

details and turn-key solutions.

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### **BUILDING A1 - SECOND FLOOR AVAILABILITY**





# 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.