



Real Estate
Developments



RE/MAX
COMMERCIAL
RE/MAX EXCELLENCE
COMMERCIAL DIVISION

**Limited Office
Vacancy**

EVER SQUARE

4607 Calgary Trail NW, Edmonton



Retail &
Professional
For Lease
Immediate



Real Estate
Developments



EVER SQUARE

4607 Calgary Trail NW, Edmonton

BUILDING A1 - October 2024



BUILDING A2 (Chipotle) - Grand Opening



BUILDING C (Starbucks) - Grand Opening

BUILDING B - OCTOBER 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.

- 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

COMING SOON

Wing Snob | EVER Square Eyecare | Carl's Jr. | Pho Sap Restaurant
Osmow's Shawarma | Stacked Pancake & Breakfast House | Kittens' Mittens Child Care
EVER RED | RE/MAX Excellence Commercial Division | Ayre & Oxford Inc.

Demographics (2018)



POPULATION

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



AVERAGE INCOME

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



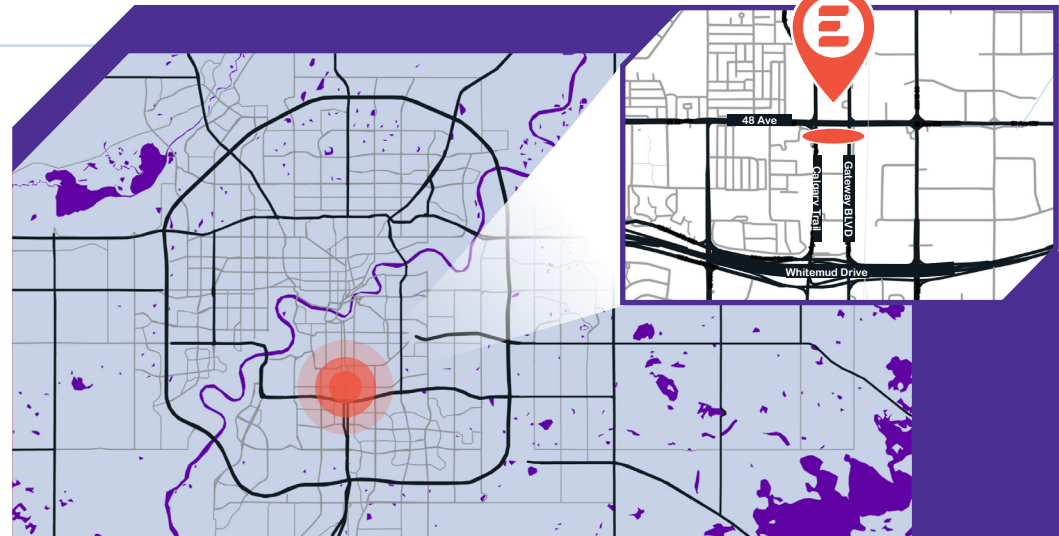
HOUSEHOLDS

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



VEHICLES PER DAY

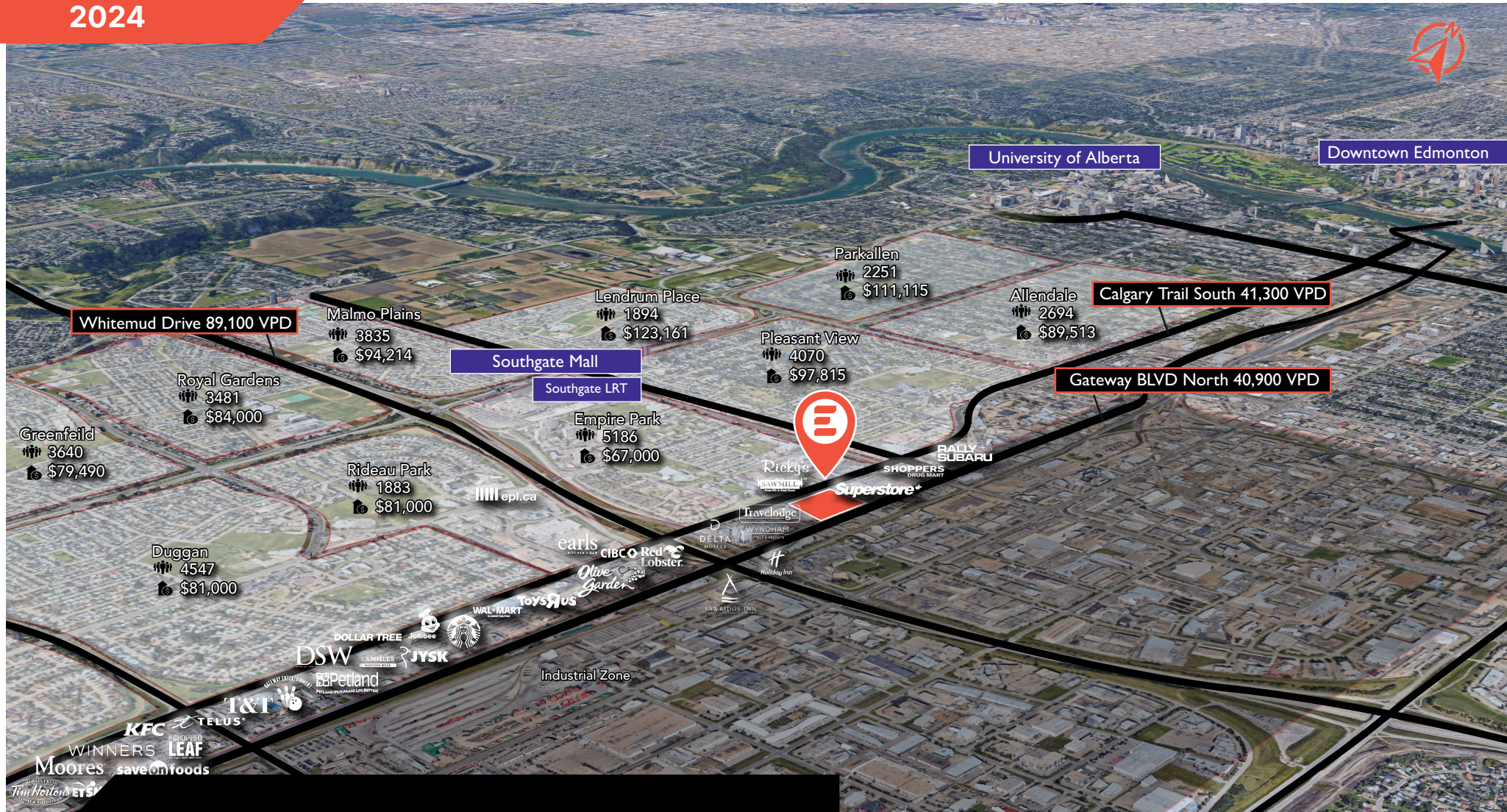
WHITEMUD DRIVE	CALGARY TRAIL	GATEWAY BLVD
89,100 VPD	41,300 VPD	40,900 VPD



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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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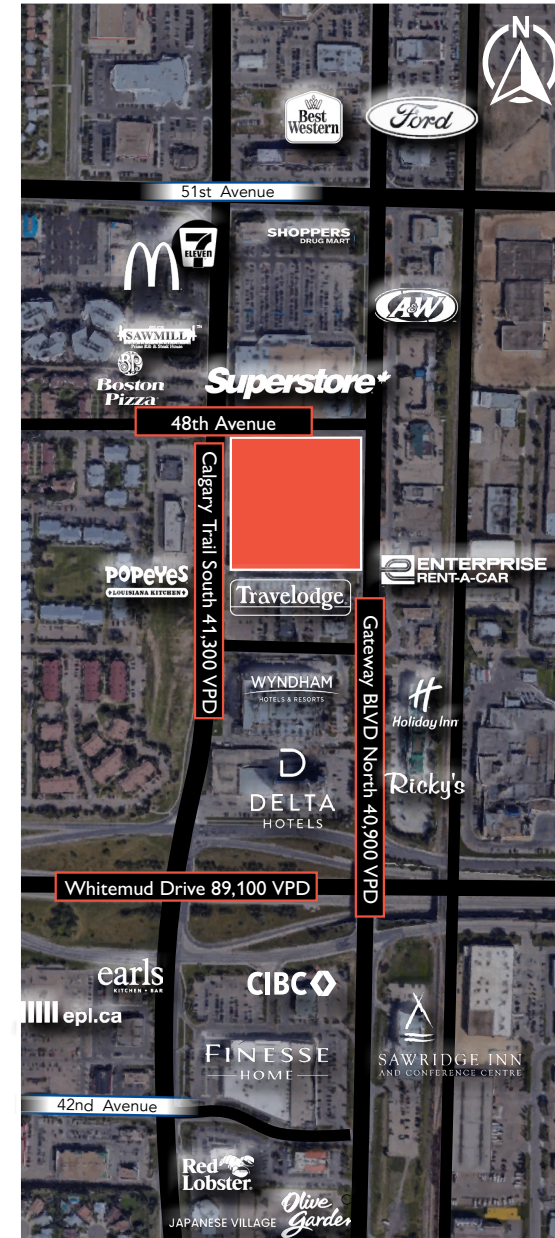
LOCATION HIGHLIGHTS

High Exposure & Retail Activity

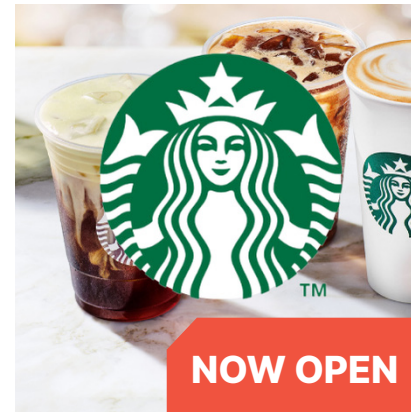
- High traffic location seeing over 85,000 VPD (2018)
- Approximately 300,000 people in the trade area per day, the site benefits from a high daytime population reaching 108,553 people
- The retail zone is comprised of restaurants and convenience services; it is home to well-established and nationally 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	1,299 SF ±
107	PENDING
108/109	EVER SQUARE EYECARE
110	EVER SQUARE MEDICAL & PHARMASAVE - NOW OPEN!

Second Floor

201	PSYCHOLOGY
202	NAVIGATE CLINICAL GROUP
203-209	KITTENS' MITTENS CHILD CARE

Third Floor

301	2,277 SF ±
302	3,628 SF ±
303	4,200 SF ±
304	3,506 SF ±

Fourth Floor

FILLMORE CONSTRUCTION
NOW OPEN!

Fifth Floor

EVER RED
AYRE & OXFORD

Building A2 & A3 - National Drive Thrus

A2	CHIPOTLE MEXICAN GRILL - NOW OPEN!
A3	CARL'S JR - OPENING JANUARY!

Building B

101	FIREHOUSE SUBS - NOW OPEN!
102	WING SNOB
103	ODDLE NOODLE
104	OSMOW'S SHAWARMA
105	PHO SAP RESTAURANT
106	STACKED PANCAKE & BREAKFAST HOUSE

Building C - National Drive Thru

STARBUCKS - NOW OPEN!

Building D - Lube Service Station

GREAT CANADIAN OIL CHANGE (VALVOLINE) - NOW OPEN!

Building F - National Drive Thru

KRISPY KREME - NOW OPEN!



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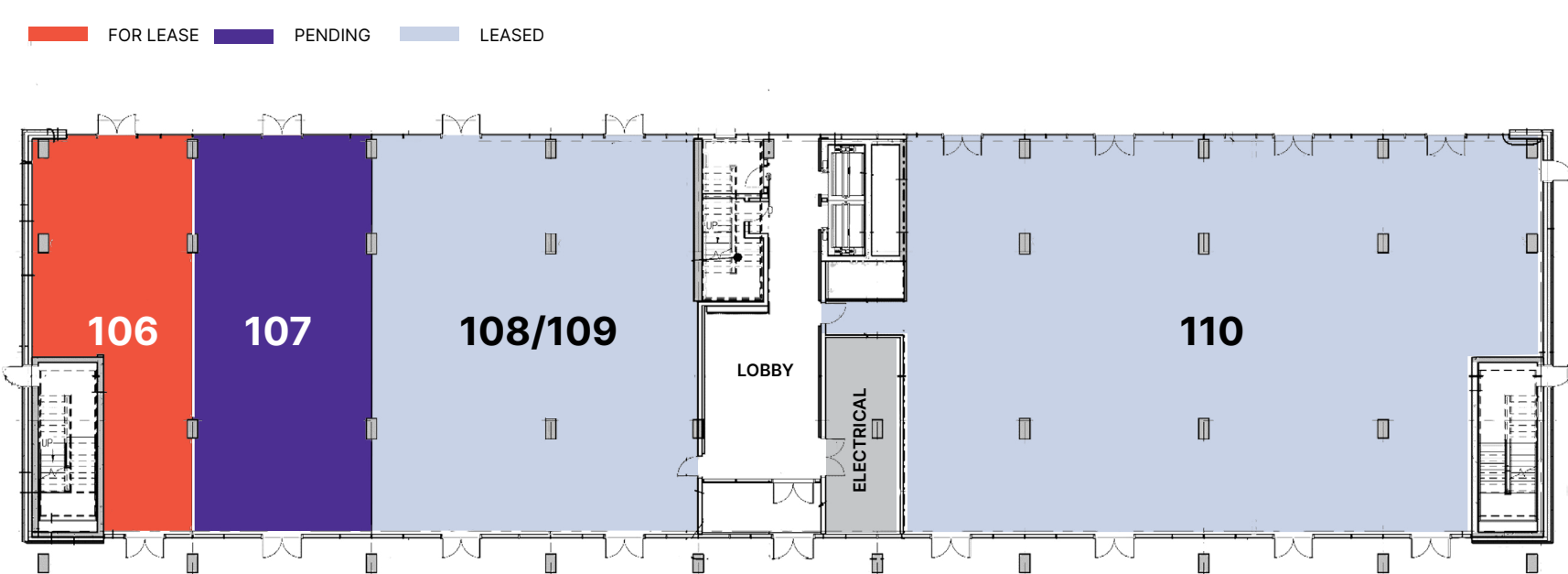
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BUILDING A1 - MAIN FLOOR AVAILABILITY



BUILDING A1

Main Floor

106	1,299 SF ±
107	PENDING
108/109	EVER SQUARE EYECARE
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.

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

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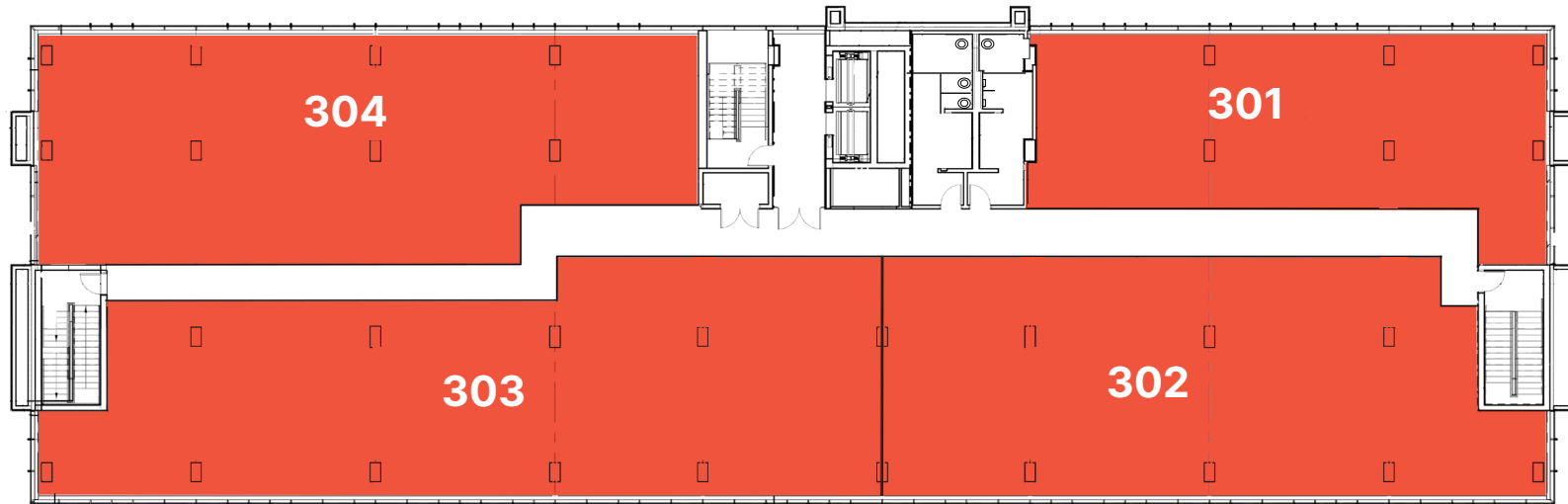


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BUILDING A1 - THIRD FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Third level offices

301	2,277 SF ±
302	3,628 SF ±
303	4,200 SF ±
304	3,506 SF ±

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

Contiguous options available.

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