



Real Estate  
Developments



EVER @  
ELLERSLIE

**RE/MAX**  
COMMERCIAL  
RE/MAX EXCELLENCE  
COMMERCIAL DIVISION



**EVER @ ELLERSLIE**

10606 Ellerslie Road, Edmonton



Retail &  
Professional  
Lease



# EVER @ ELLERSLIE

10606 Ellerslie Road, Edmonton

## Neighborhood Convenience Retail Centre

EVER @ Ellerslie is a convenience-oriented retail centre on Ellerslie Road.

- Prominent location on Ellerslie Road, minutes from Calgary Trail/Gateway Boulevard and Anthony Henday Drive
- Frontage and access on Ellerslie Road, seeing an average 32,000 VPD (2018)
- Situated in the affluent Ellerslie community with higher than average household income
- Backs onto residential neighbourhood with walking trails connecting to the retail centre
- Building and pylon signage opportunities



### Demographics (2018)



#### POPULATION

1KM	3KM	5KM
4,627	46,881	77,954



#### AVERAGE INCOME

1KM	3KM	5KM
\$133,000	\$120,615	\$110,708



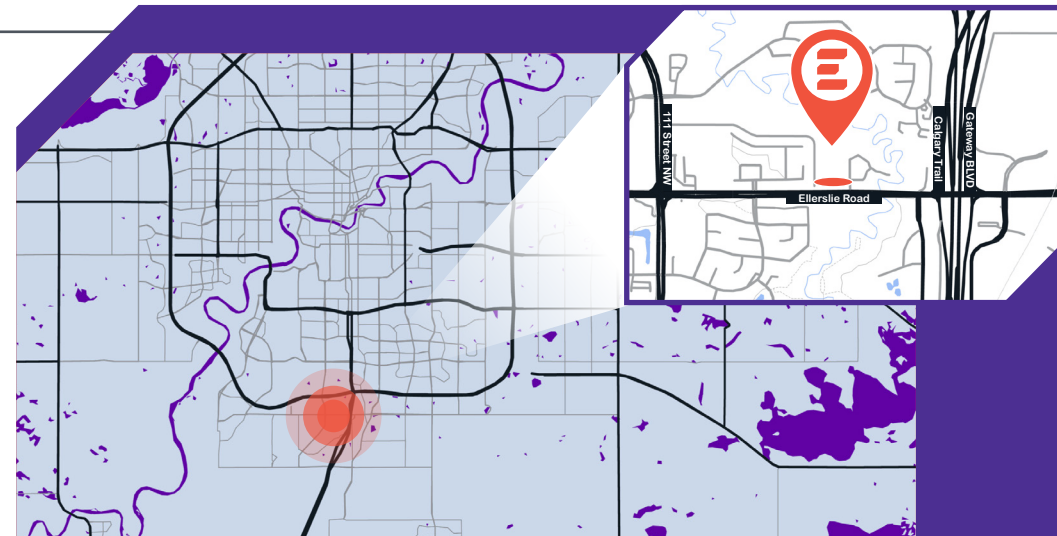
#### HOUSEHOLDS

1KM	3KM	5KM
1,622	15,632	26,719



#### VEHICLES PER DAY (2018)

ELLERSLIE ROAD	CALGARY TRAIL	GATEWAY BLVD
32,000 VPD	41,300 VPD	40,900 VPD



**LEGAL DESCRIPTION**

Plan 8121064: Lot 1 & 2

**LEASE RATE**

Market

**ZONING**

CN - Neighbourhood Commercial

**SITE AREA**

2.22 Acres

**PARKING**

Surface 107 stalls

**POSSESSION**

Immediate

**TOTAL BUILD**

22,877 SF +/-

**OP COSTS**

\$14.48 +/- PSF (inc. p.tax) 2024

**TI**

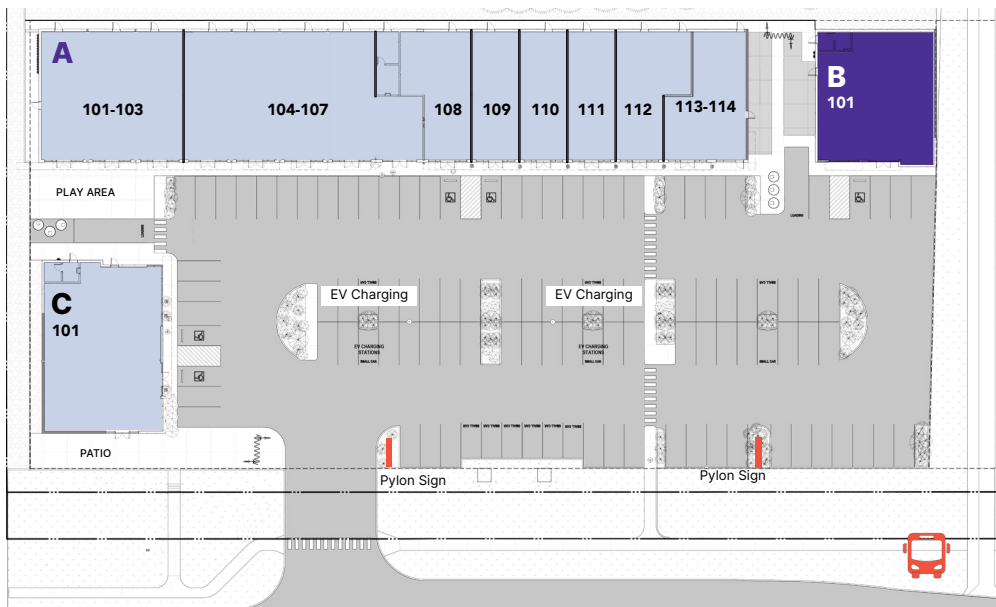
Negotiable

# SITE PLAN

## SITE PLAN HIGHLIGHTS

- 2 pylon signs on Ellerslie Road
- Bicycle stalls and great site walkability
- EV charging stations
- **ONE UNIT REMAINING**

FOR LEASE LEASED PENDING



Ellerslie Road



### BUILDING A

Main level CRUs

<b>101-103</b>	GR8 START ACADEMY
<b>104-107</b>	QURELY MEDICAL CLINIC & PHARMACY
<b>108</b>	ELLERSLIE PHYSIOTHERAPY & WELLNESS
<b>109</b>	MYA NAILS STUDIO
<b>110</b>	AROMA BEAUTY SPA
<b>111</b>	SAPPHIRE SOUTH INDIAN KITCHEN
<b>112</b>	MILLCREEK PIZZA
<b>113-114</b>	WAYBACK BURGERS

### BUILDING B

Standalone Building

**101** PENDING

### BUILDING C

Standalone Restaurant

**101** FATIMA KARAHİ CORNER



**Rahim Rahemtullah**

Partner/VP Sales

E: rahim.r@everred.ca

D: 587.635.4202

C: 780.695.1200



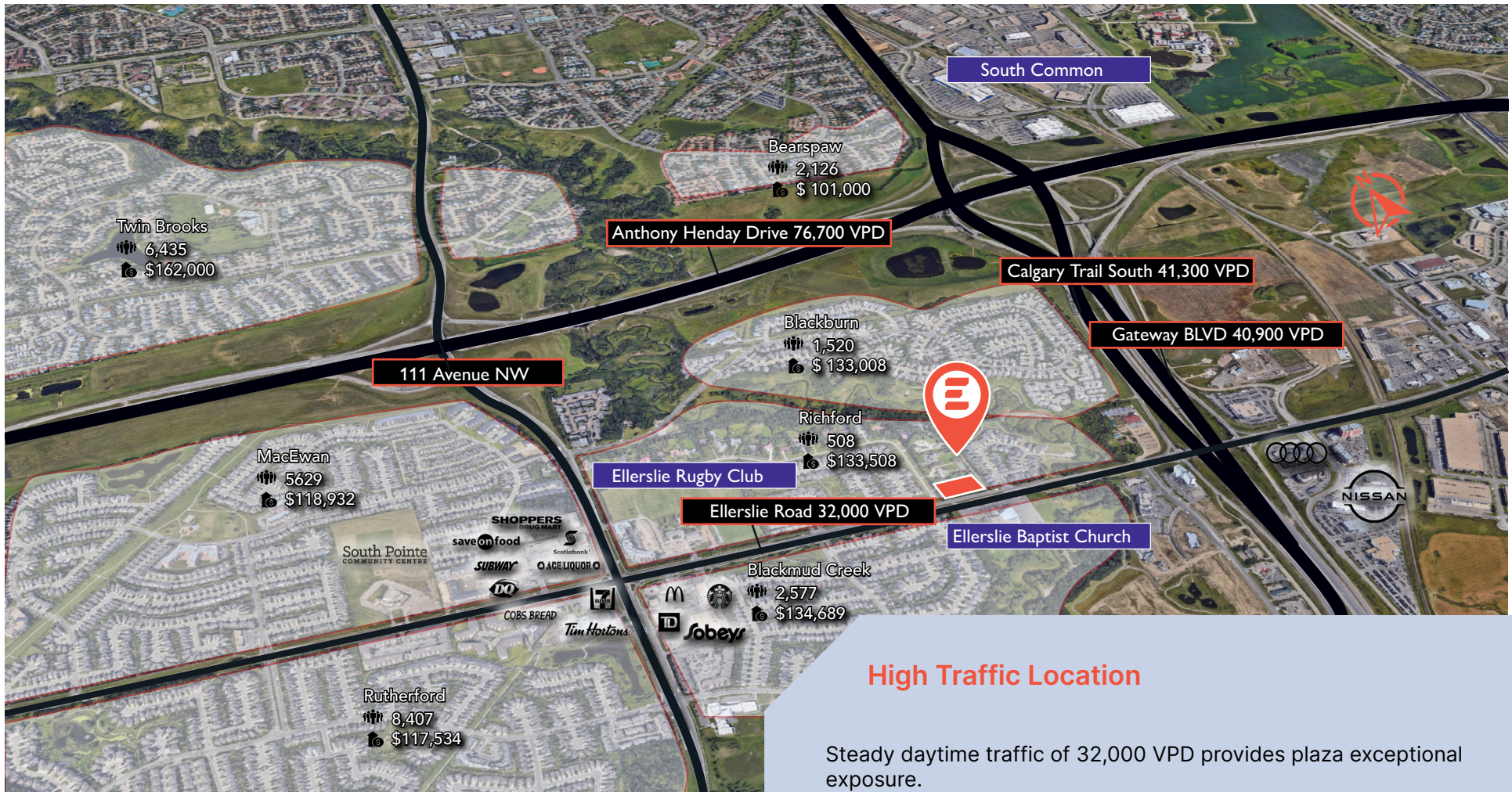
**Alexandria Wiemer**

Sales Manager

Associate, RE/MAX Excellence

E: alex.w@everred.ca





### High Traffic Location

Steady daytime traffic of 32,000 VPD provides plaza exceptional exposure.

Conveniently near Edmonton's south vehicular and retail corridors; the location is accessible for clients, patients, and customers to visit.

### Retail Area with High Consumer Spending

Surrounding residential communities maintain a higher than Edmonton's average (\$93,600) household income.

Area attracts retail traffic to South Edmonton Common Mall and nearby auto dealerships area with Nissan, Audi, Volvo, Volkswagen.

Hospitality groups along the QEII support the trade area as well.