



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



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

BUILDING A1 - October 2024



COMING
SOON

Wing Snob | EVER Square Eyecare | 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

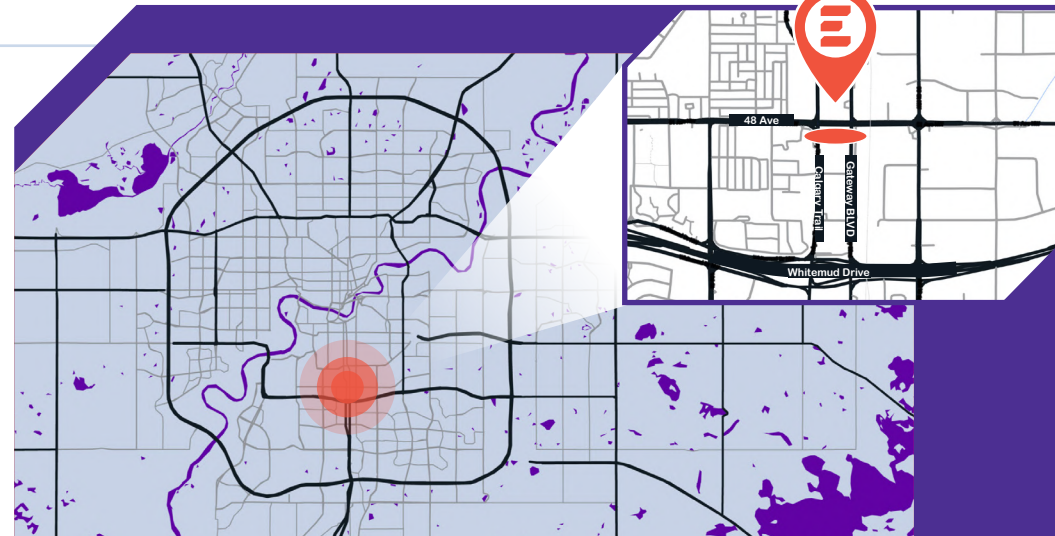


BUILDING A2 (Chipotle) - Grand Opening

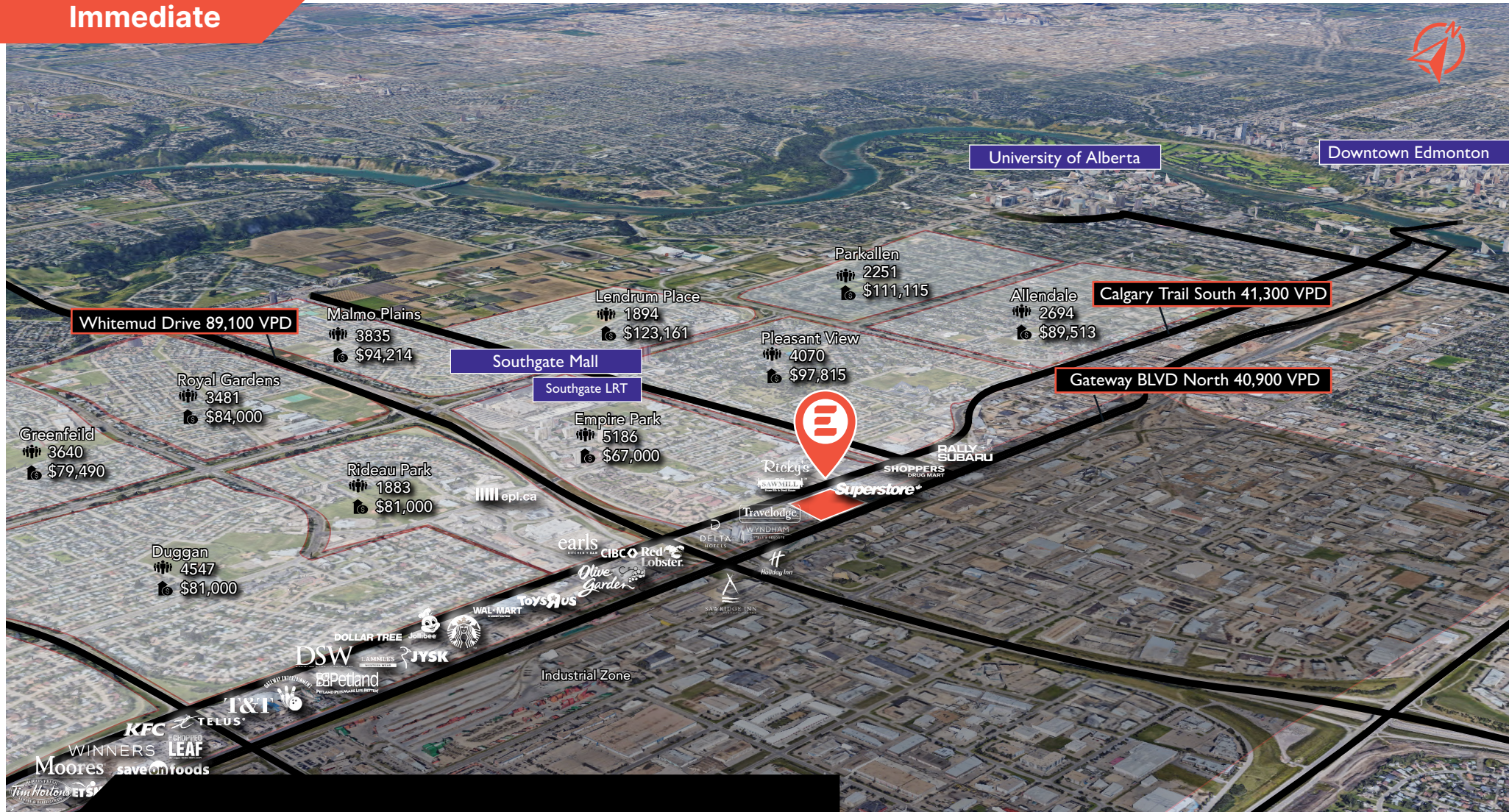


BUILDING C (Starbucks)

BUILDING B - OCTOBER 2024



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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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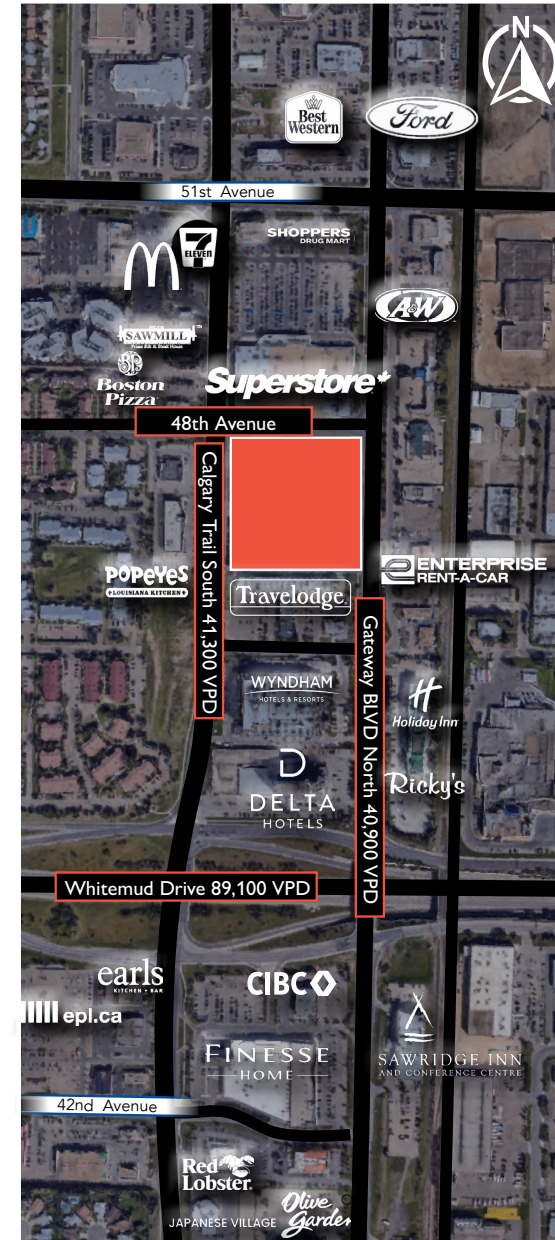
LOCATION HIGHLIGHTS

High Exposure & Retail Activity

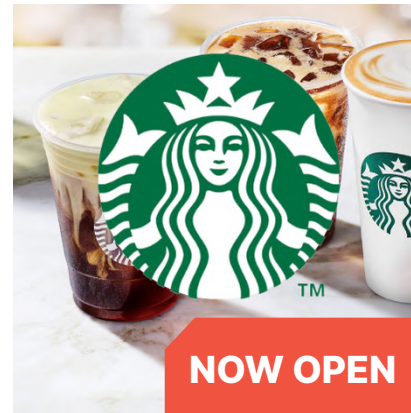
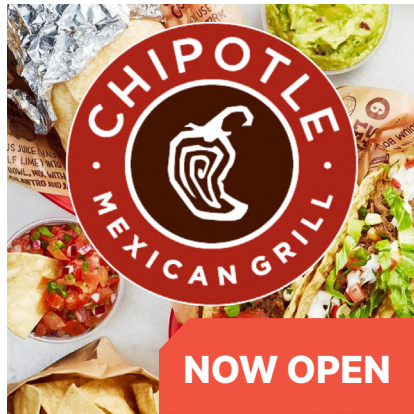
- High traffic location seeing over 85,000 VPD (2018)
- Approximately 300,000 people in the trade area per day, the site benefits from a high daytime population reaching 108,553 people
- The retail zone is comprised of restaurants and convenience services; it is home to well-established and nationally 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

ZONING

DC2

PARKING

Approximately 400+ (underground and surface)

TI

Negotiable

LEASE RATE

Market

SITE AREA

5.79 Acres

POSSESSION

Immediate

OP COSTS

TBC

FOR LEASE PENDING FULLY RESERVED

Building A1

Main Floor

- 106 PENDING
- 107 PHYSIOTHERAPY CLINIC
- 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 PENDING
- 303 PENDING
- 304 RE/MAX EXCELLENCE COMMERCIAL DIVISION

Fourth Floor

FILLMORE CONSTRUCTION *NOW OPEN!*

Fifth Floor

EVER RED
AYRE & OXFORD

Building A2 & A3 - National Drive Thru

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

Building B

- 101 FIREHOUSE SUBS - *NOW OPEN!*
- 102 WING SNOB
- 103 LEASED
- 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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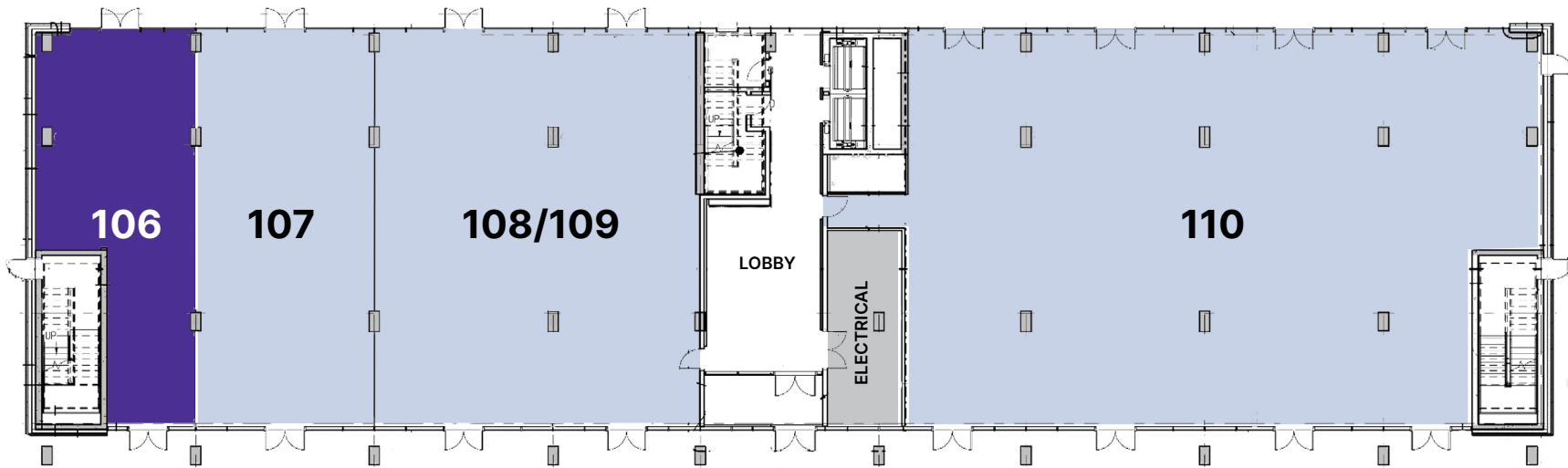
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BUILDING A1 - MAIN FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Main Floor

106	PENDING
107	PHYSIOTHERAPY CLINIC
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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BUILDING A1 - THIRD FLOOR AVAILABILITY

FOR LEASE PENDING LEASED



BUILDING A1

Third level offices

301	2,277 SF ±
302	PENDING
303	PENDING
304	RE/MAX EXCELLENCE COMMERCIAL DIVISION

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.