

EWING TRAIL PLAZA WEST

3408 EWING TRAIL SW, EDMONTON

FOR LEASE

\$32 PSF



DRIVE THRU AND PATIO OPTIONS AVAILABLE

UNITS SIZES FROM 815 SQUARE FEET

PROPERTY HIGHLIGHTS

High exposure retail units for immediate possession available in the vibrant and fast-growing SW Edmonton. This high-quality development has 18 ft ceilings, large glass double doors, and wide windows for enhanced visibility. The area is rapidly developing with the Amazon Fulfillment Centre and Edmonton Soccer Dome as latest additions. The plaza is located at the Ewing Trail and 41 Avenue SW intersection; these arterial roads are seeing upgrades/widening to accommodate for the increasing traffic flow. The development is in close proximity to the diverse, young, and high-income neighborhoods of: Orchards, Summerside, Ellerslie, and Rutherford. Current zoning (DC2) allows for a variety of uses such as: Restaurants, Pubs and Bars, Heath Services, Day Care, Veterinary Services, Convenience and General Retail stores, Personal Services Shops, Financial and Insurance businesses etc.

PROPERTY DETAILS

Address:	3408 - 3478 Ewing Trail SW, Edmonton
Legal:	Plan 1421874, Blog 4, Lot 2
Leasable Unit Size:	Starting from 815 SF
Base Rent:	\$32 PSF
Op Costs:	\$6.50 PSF
Tenant Inducements/Allowance:	Negotiable
Possession:	Immediate
Parking:	112 Surface stalls
Signage:	Pylon & Fascia
Zoning:	DC2

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#1 RE/MAX Commercial Team Worldwide 2017 & 2018*

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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017 & 2018

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SITE PLAN



PATIO OPPORTUNITIES ON BUILDINGS 3 & 4

UNIT SIZES approximate

Building One

Car Wash 7,000 SF **LEASED**

Building Two

201	1,209 SF
202	1,199 SF
203	1,177 SF
204	1,216 SF LEASED
205	1,196 SF
206	1,198 SF
207	1,198 SF
208	1,124 SF

Building Three

301	815 SF
302	928 SF
303	988 SF
304	970 SF
305	984 SF
306	1,192 SF
307	1,115 SF

Building Four

401	1,024 SF
402	1,093 SF
403	1,105 SF PENDING
404	1,105 SF LEASED
405	1,105 SF LEASED
406	1,103 SF
407	1,105 SF
408	1,103 SF PENDING
409	1,093 SF PENDING
410	1,047 SF PENDING

EWING TRAIL PLAZA

LOCATION | 3408 - 3478 EWING TRAIL SW, EDMONTON



THE SURROUNDING POPULATION IS EXPECTED TO GROW BY 25% BY 2028

DEMOGRAPHICS | 5KM RADIUS 2020



Residents: 72,434
Daytime Population: 43,582
Growth: 33.8 % 2014-2019



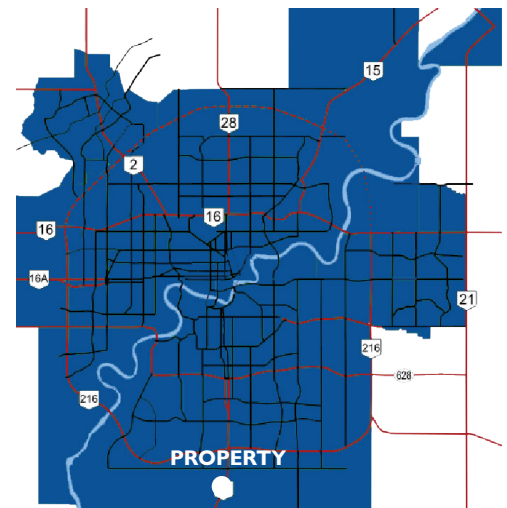
Average Household Income: \$131,607
59.2% of households earn more than \$100,000



1-19 yrs: 26.6%
20-39 yrs: 38.4%
40-59 yrs: 25.0%
60+ yrs: 10.0%



Ewing Trail: 21,400 VPD (2018)



For more information, contact

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