

| PETERS' DRIVE-IN |

5138 GATEWAY BOULEVARD | EDMONTON | AB
RETAIL FOR LEASE



**FULLY FIXTURED
RETAIL BAY AVAILABLE**

- Ideally positioned along Gateway Boulevard and Calgary Trail which see combined commuter traffic of 54,400 vehicles per day
- Site benefits from a large daytime population of 53,540 people
- Dual access off Calgary Trail and Gateway Boulevard supported by ample parking with 112 surface parking stalls
- Join Peters' Drive-In, Starbucks and Edo Japan

BEN ASHWORTH

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COMMERCIAL

PROPERTY FEATURES

5138 GATEWAY BOULEVARD | EDMONTON | AB

Vacancy	1,266 SF	Zoning	<u>General Business Zone (CB2)</u>
Available	Immediately	Basic Rent	Negotiable
Municipal	5138 Gateway Boulevard, Edmonton, AB	Op Costs	\$13.86 PSF
Legal	Plan 1920849, Block 94, Lot 1B	Utilities	Separately metered
		Parking	112 Parking Stalls



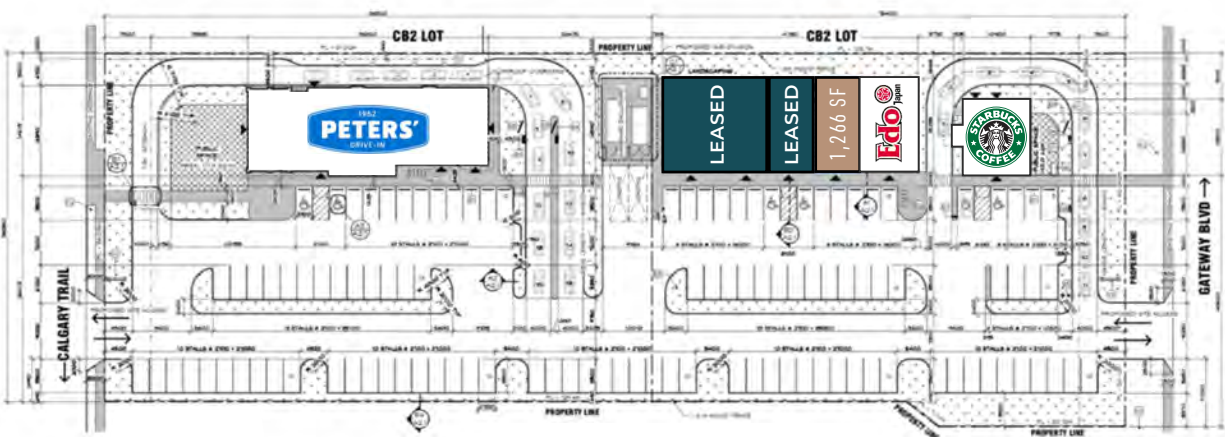
HIGH TRAFFIC
LOCATION



112 SURFACE
PARKING STALLS



PYLON SIGNAGE
AVAILABLE

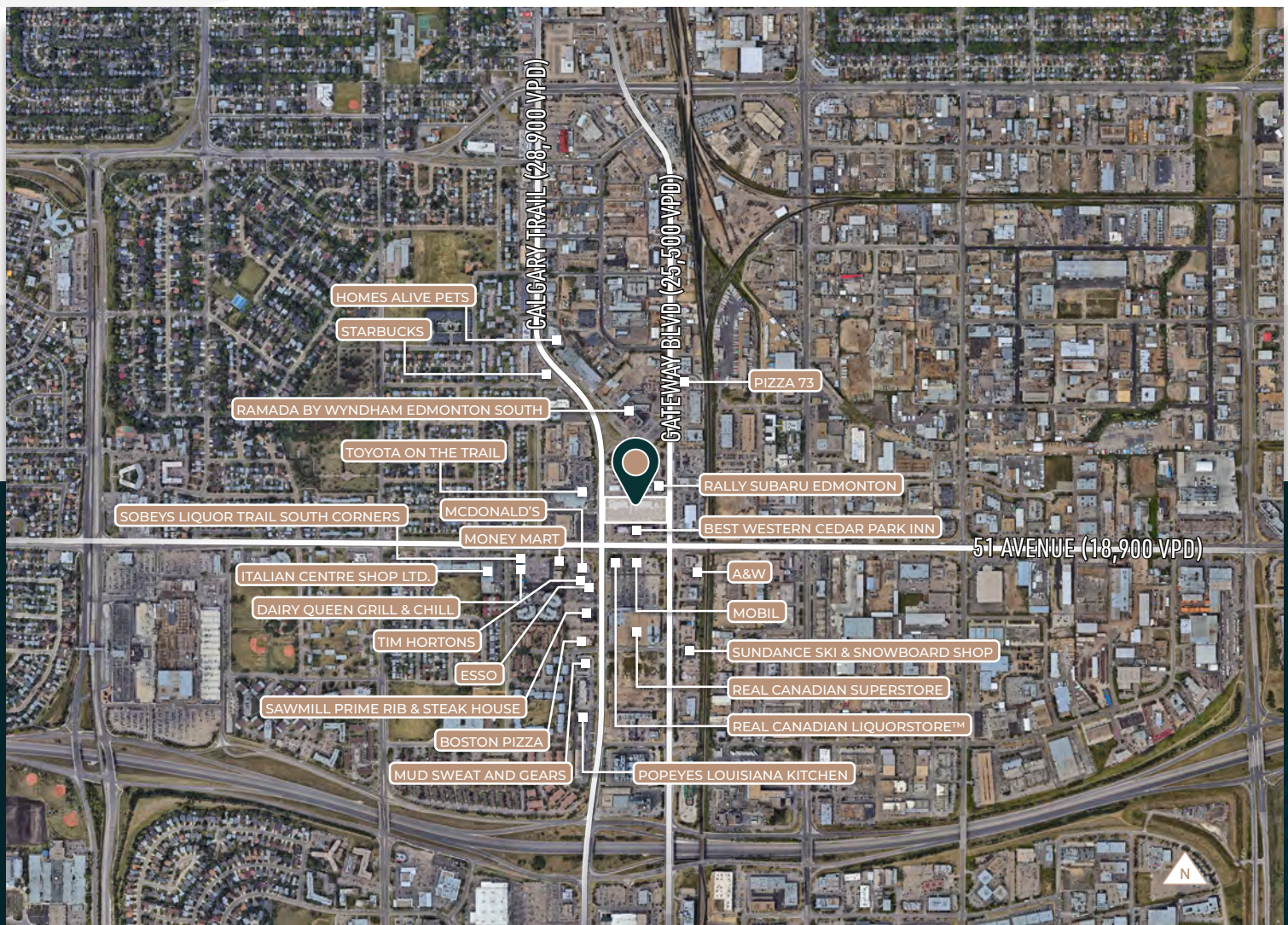


VACANCY
1,266 SF

HIGH-EXPOSURE CENTRE WITH HEAVY DAILY COMMUTER TRAFFIC

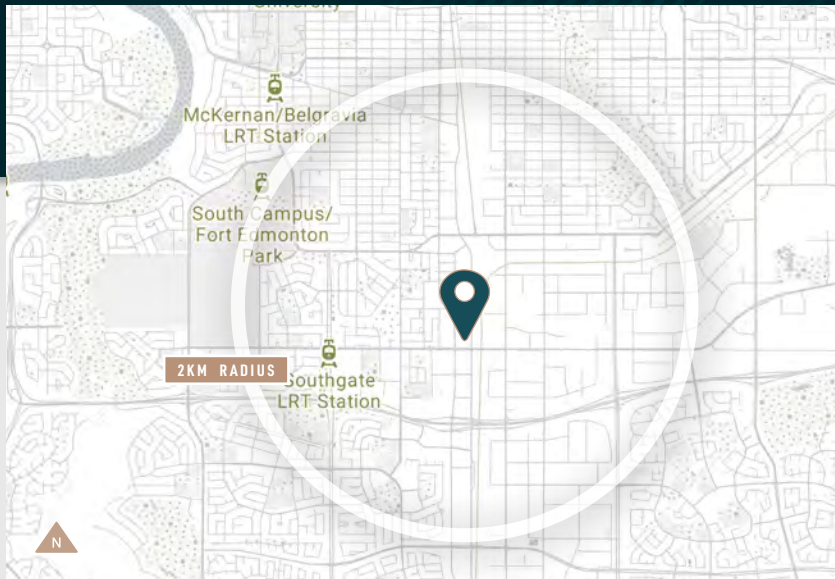
LOCATED ALONG TWO OF EDMONTON'S MOST PROMINENT ARTERIAL ROADWAYS, THE HIGH-EXPOSURE CENTRE BENEFITS FROM DAILY COMMUTER TRAFFIC OF OVER 54,000 VEHICLES PER DAY COUPLED WITH A LARGE DAYTIME POPULATION OF OVER 53,000 PEOPLE WITHIN A 2KM RADIUS OF THE SITE.

Centered in the growing Calgary Trail retail corridor, the Centre provides patrons with ample surface parking and is easily accessed from all nodes of the city. The recently constructed site allows for flexible demising options with CB2 zoning catering to a wide variety of uses.



IDEALLY SITUATED

5138 GATEWAY BOULEVARD | EDMONTON | AB



+ 28,900 VPD ON CALGARY TRAIL

[POPULATION]

21,965 residents

53,540 daytime population

7.3% growth (2017-2022)

12.9% projected growth (2022-2027)

[AGE]

0-19 yrs = 18.5%

20-39 yrs = 40.5%

40-59 yrs = 22.5%

60+ yrs = 18.5%

[INCOME]

Average household income of \$102,288

25.7% of households earn \$60,000 to \$100,000

38.5% of households earn more than \$100,000

[TRAFFIC]

28,900 VPD on Calgary Trail

25,500 VPD on Gateway Blvd

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