

| 1,000 - 5,000 SF |

# RETAIL | OFFICE FOR LEASE OR SALE



## GATEWAY PROFESSIONAL BUILDING

4635 Gateway Boulevard NW, Edmonton, AB

- **New retail / office spaces for sale or lease**
- High exposure location which sees commuter traffic of over 38,000 vehicles per day
- Site benefits from a large daytime population of 43,607 people
- Direct access off Gateway Boulevard supported by 47 parking stalls onsite
- Ideal for medical, personal services, restaurants, professional office space, etc.

### CHRIS KILLINGSWORTH

Associate

780.232.6939

[chris.killingsworth@omada-cre.com](mailto:chris.killingsworth@omada-cre.com)

### BEN ASHWORTH

Associate

780.953.9072

[ben.ashworth@omada-cre.com](mailto:ben.ashworth@omada-cre.com)

# PROPERTY FEATURES

Vacancy 1,000 – 5,000 SF

Available Est. 2027

Address 4635 Gateway Boulevard NW, Edmonton, AB

Legal Plan 8520356, Lots J & K

Zoning [Business Commercial \(CB\)](#)

Utilities Separately Metered

Parking Surface stalls

## LEASE

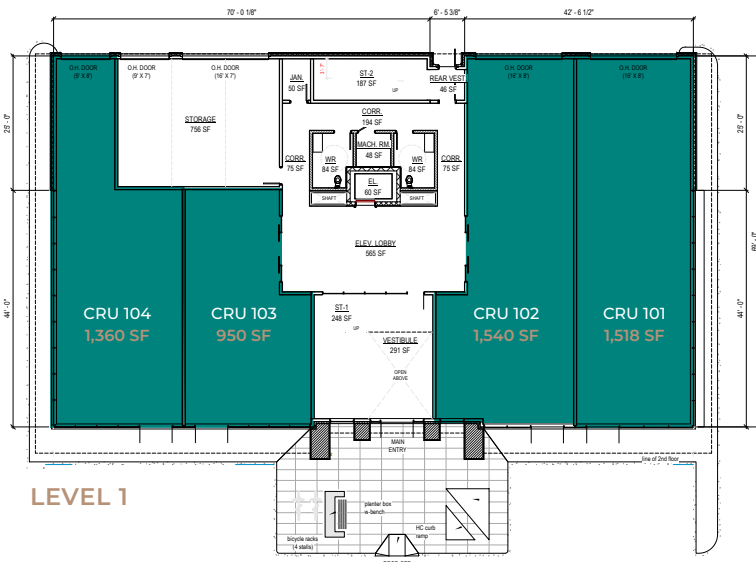
Basic Rent Negotiable

Op Costs TBD

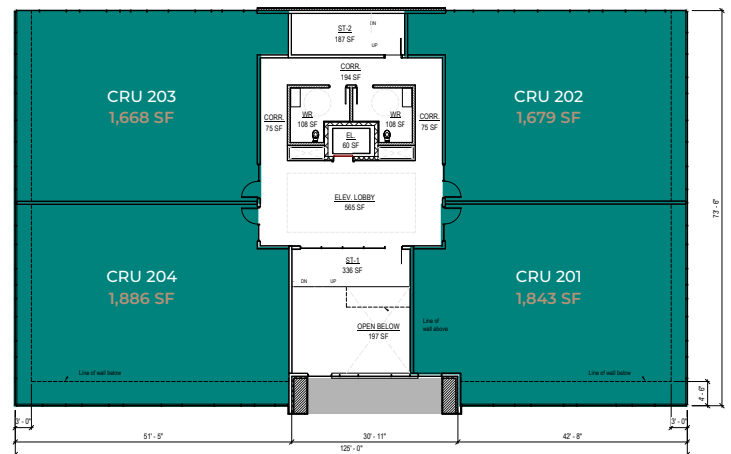
## PURCHASE

Asking Price	Main Floor	\$525 PSF
	Second Floor	\$425 PSF

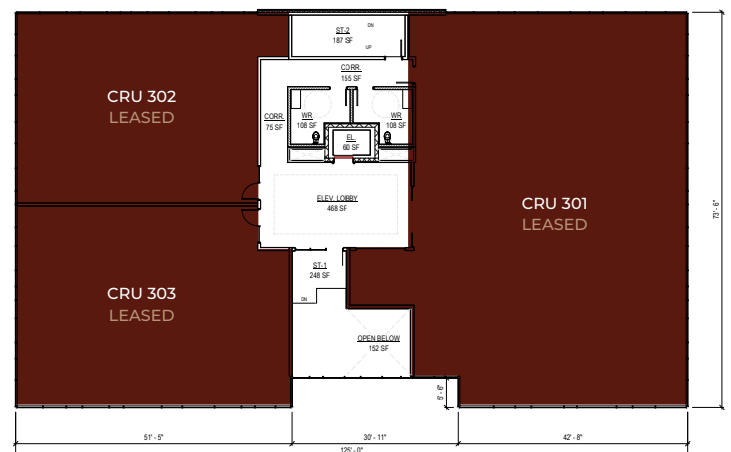
## SITE PLAN



## LEVEL 2



## LEVEL 3



### LEVEL 1

CRU 101	1,518 SF
CRU 102	1,540 SF
CRU 103	950 SF
CRU 104	1,360 SF

### LEVEL 2

CRU 201	1,843 SF
CRU 202	1,679 SF
CRU 203	1,668 SF
CRU 204	1,886 SF

### LEVEL 3

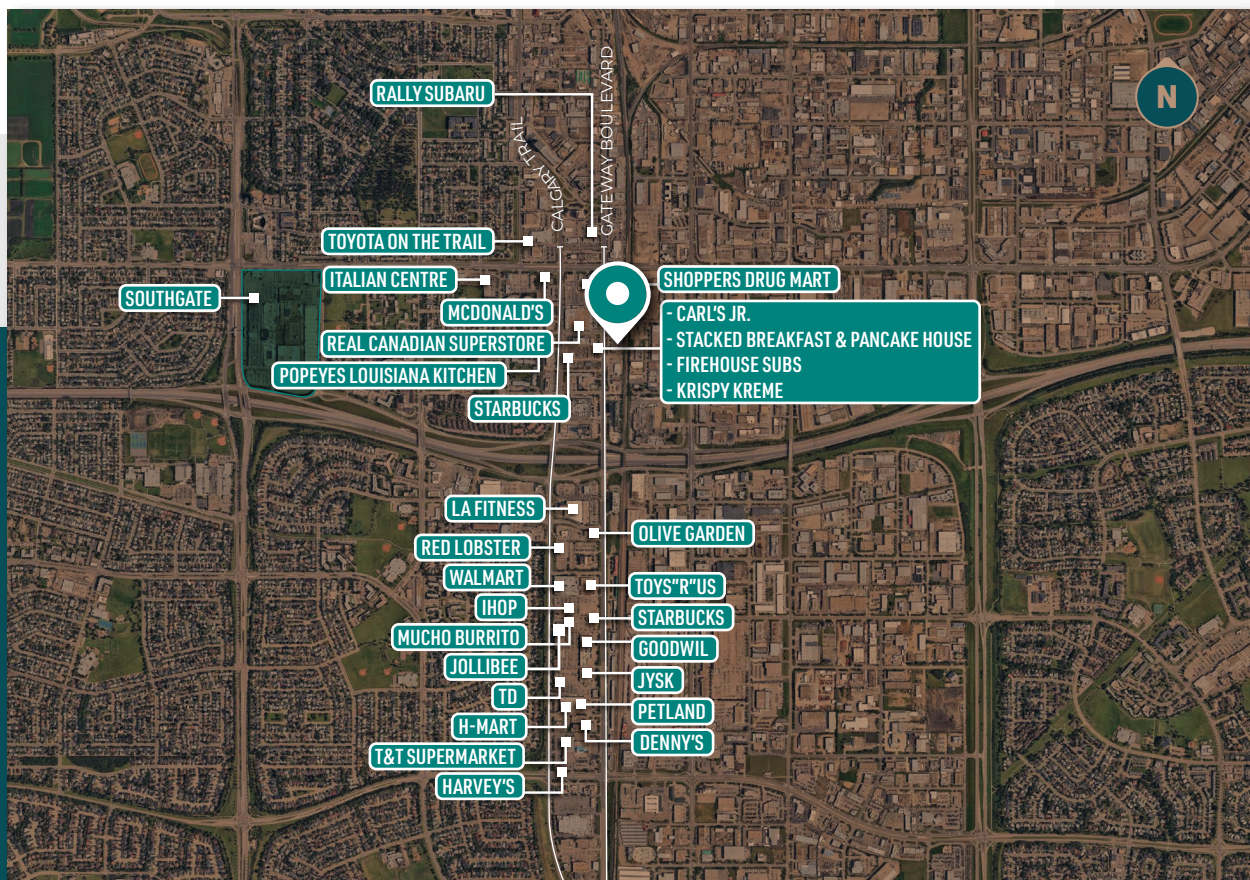
FULLY LEASED

# NEW RETAIL/OFFICE SPACE IN SOUTH EDMONTON'S BUSIEST CORRIDOR

Strategically located along one of Edmonton's most prominent arterial routes, Gateway Boulevard offers exceptional visibility and exposure to over 38,000 vehicles daily. Positioned within one of South Edmonton's busiest commercial corridors, the site is surrounded by a daytime population exceeding 43,600 people within a 2-kilometre radius, making it ideal for high-traffic retail and professional office operations.

Gateway Professional Centre features ample surface parking, easy access to all nodes of the city, and strong positioning for businesses seeking maximum brand exposure. The site benefits from CB zoning, allowing for a broad mix of retail, service, and office uses, with flexible demising options to accommodate a variety of tenant needs.

This newly constructed mixed-use development offers up to 17,000 square feet of retail space and office space, blending convenience, accessibility, and modern infrastructure in one of Edmonton's most active commercial destinations.



48 SURFACE  
PARKING STALLS

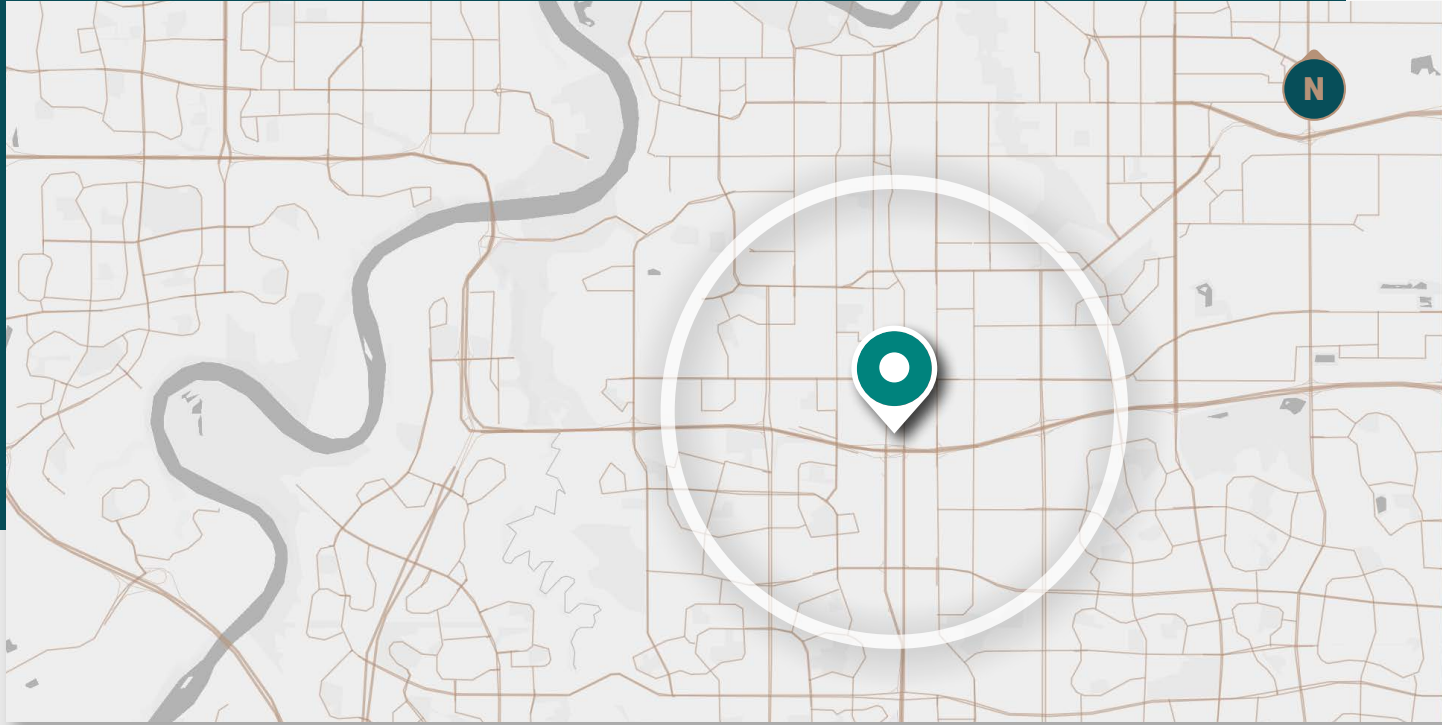


PYLON SIGNAGE  
AVAILABLE



EASY ACCESS OF  
GATEWAY BOULEVARD





**+ 41,690 VPD ON CALGARY TRAIL**

## AREA DEMOGRAPHICS

2 KM RADIUS

**43,607**

DAYTIME POPULATION

17,568 residents  
9.6% growth (2019-2024)  
6.1% projected growth (2024-2029)

**39.3%**

20-39 YRS

0-19 yrs = 17.7%  
40-59 yrs = 22.6%  
60+ yrs = 20.3%

**CHRIS KILLINGSWORTH**

Associate  
780.232.6939  
chris.killingsworth@omada-cre.com

**BEN ASHWORTH**

Associate  
780.953.9072  
ben.ashworth@omada-cre.com

**\$92,099**

AVERAGE HOUSEHOLD INCOME

27.1% earn \$60-100,000  
32.7% earn \$100,000+

**37,950**

VPD ON GATEWAY BOULEVARD

41,690 VPD on Calgary Trail

This disclaimer shall apply to Omada Commercial; to include all employees and independent contractors ("Omada"). 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, Omada does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. July 29, 2025

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Connect Tower  
10020 101A Ave, Edmonton, AB T5J 3G2

**Omada**  
COMMERCIAL