

FORT CROSSING

403 Belvedere Gate, Edmonton, AB

ERIC SLATTER

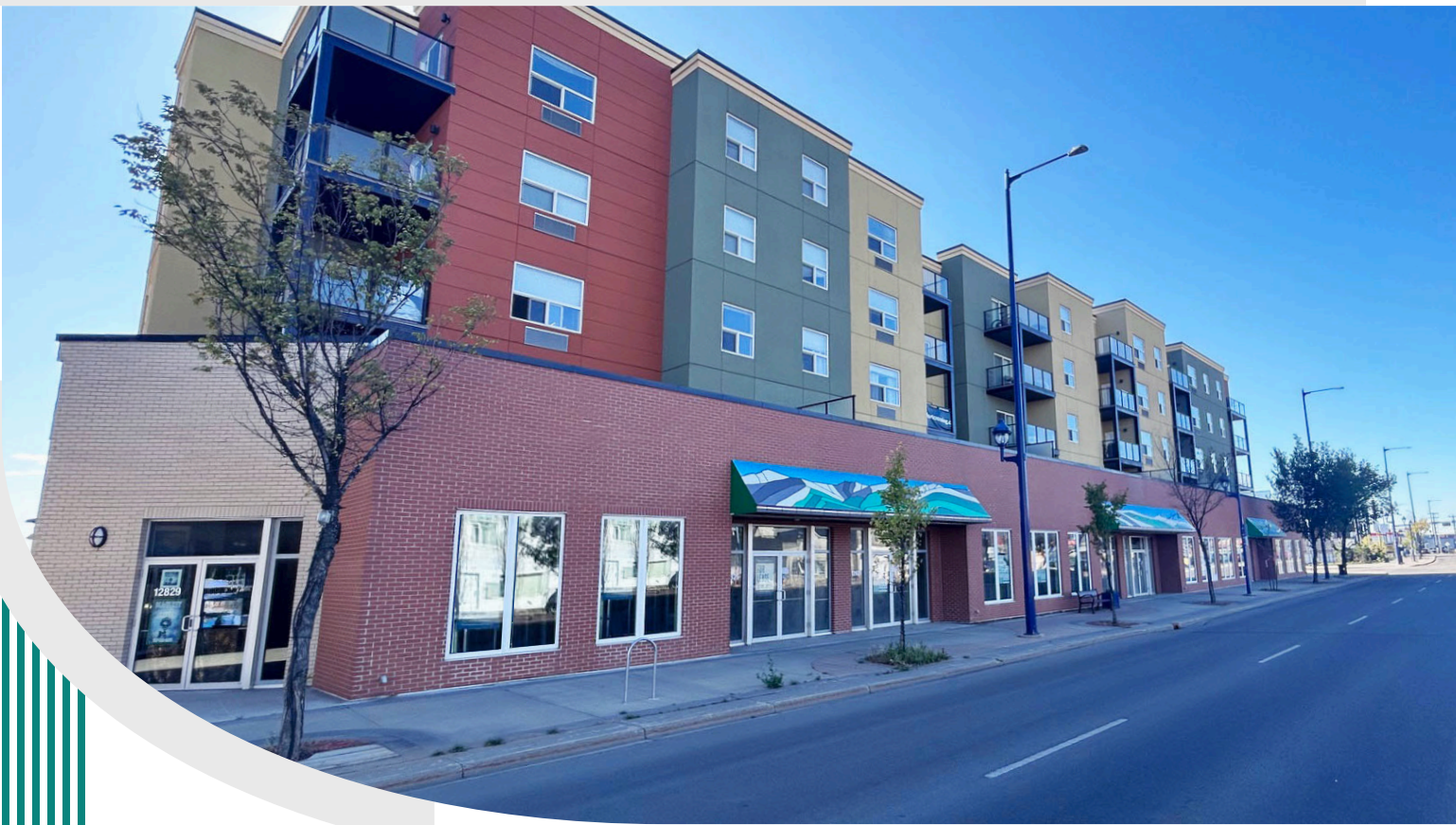
Partner

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RETAIL FOR LEASE

HIGH-EXPOSURE MIXED-
USE DEVELOPMENT



- **Vibrant mixed-use development offering retail tenants built-in customer traffic from the 112 residential units above**
- High visibility location along Fort Road with exposure to more than 27,000 vehicles per day and excellent accessibility from nearby transit hubs
- Negotiable lease terms and inducements, with variety of fully-built out spaces available for immediate occupancy
- Join established co-tenants: Vale Cafe, Station Pointe Pharmacy, Fort Crossing Daycare & OSC

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PROPERTY FEATURES

Vacancy	820 - 6,657 SF	Zoning	RM - Medium Scale Residential
Available	Immediately	Lease Rate	Negotiable
Address	403 Belvedere Gate	Op Costs	\$13.00 PSF (2026 est.)
Legal	Plan 2320563, Block 3, Lot 1	Parking	Underground heated and surface



HIGH TRAFFIC
LOCATION

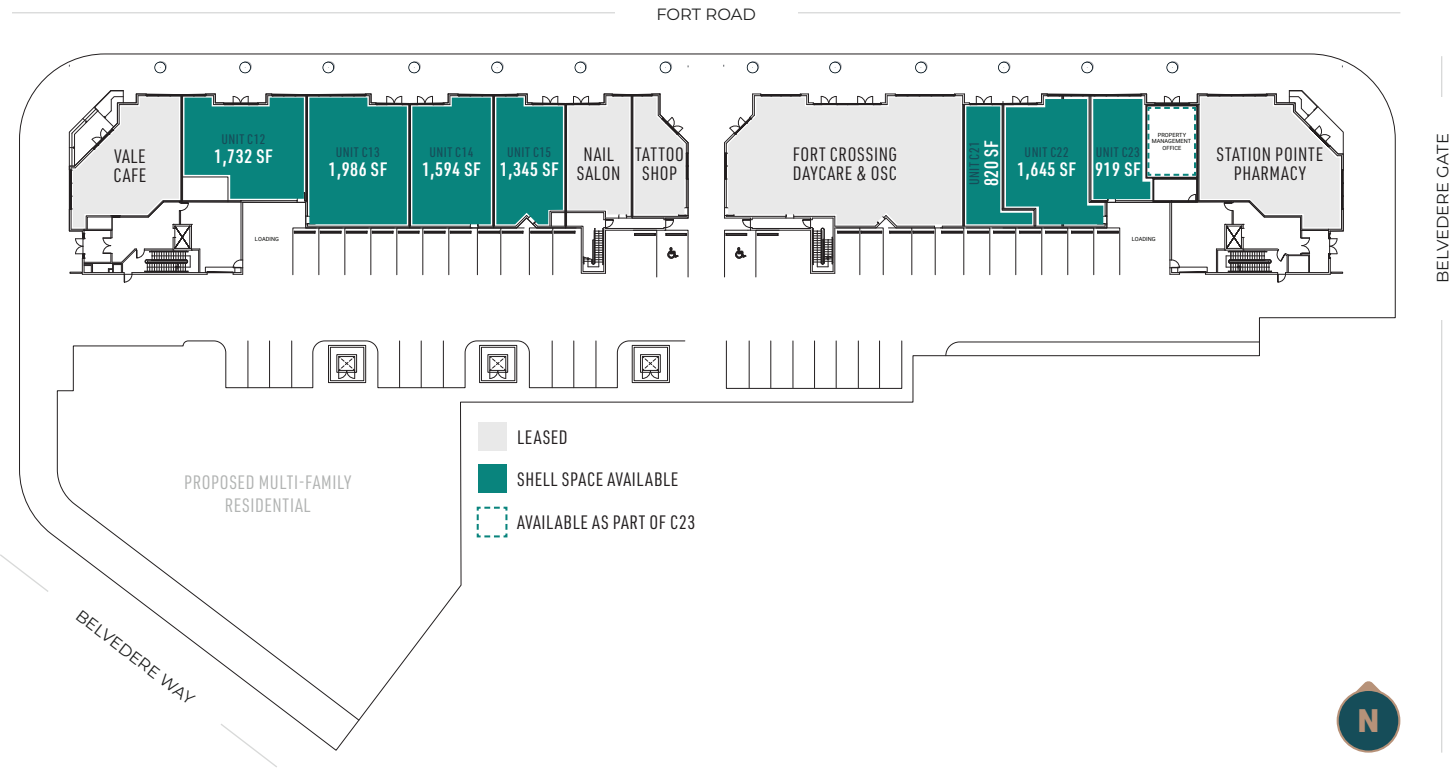


UNDERGROUND &
SURFACE PARKING



GROWING
RESIDENTIAL

SITE PLAN



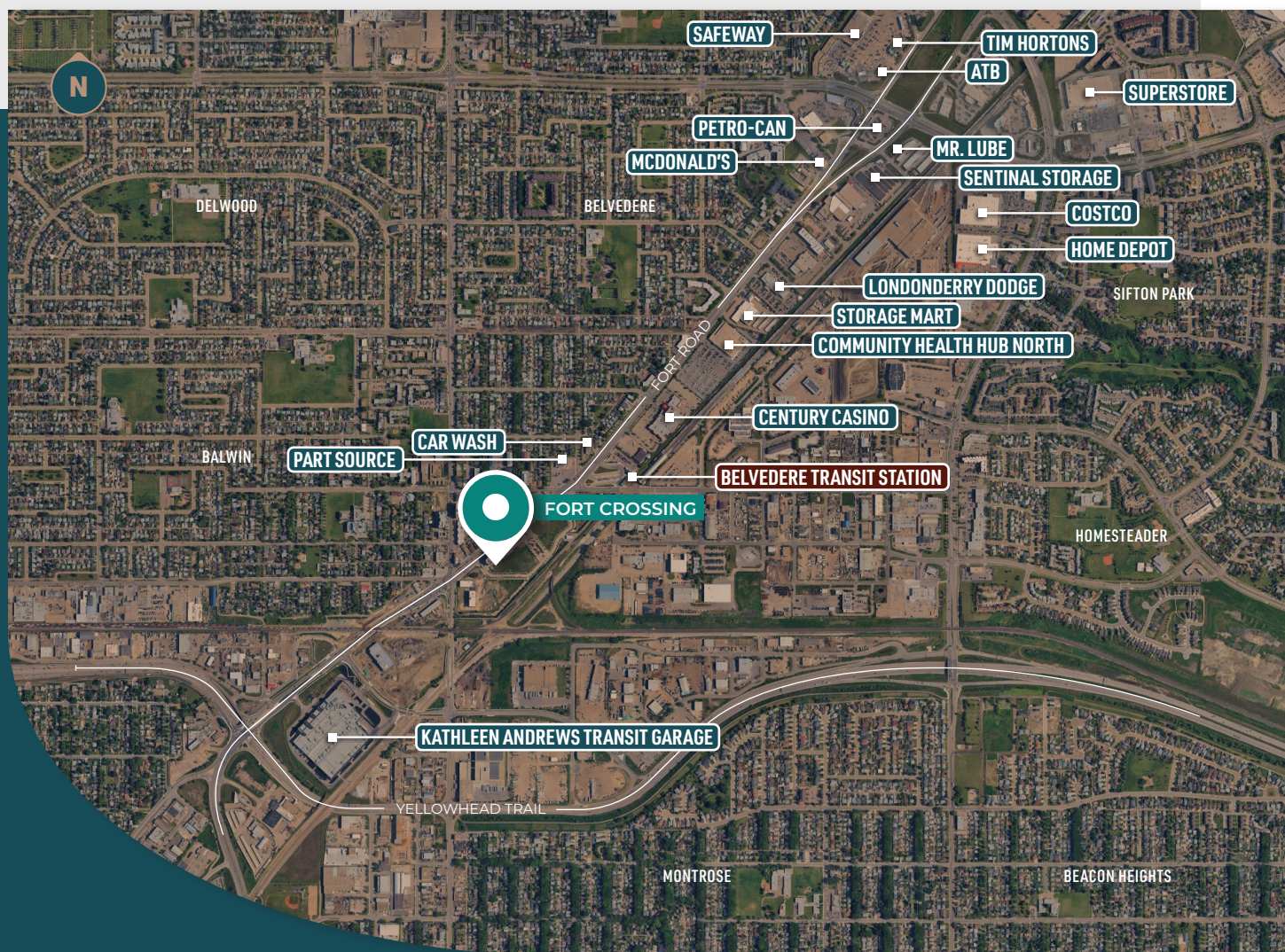
HIGH-EXPOSURE RETAIL SPACE IN VIBRANT & GROWING COMMUNITY

TOGETHER, FORT CROSSING'S SURROUNDING NEIGHBOURHOODS OF BALWIN, BELVEDERE, DELWOOD, HOMESTEADER, AND SIFTON PARK FORM A THRIVING AND DIVERSE MOSAIC IN EDMONTON'S NORTHEAST.

This area boasts a strong consumer base, particularly in Balwin, where higher-than-average household incomes reflect significant economic potential. The rich sense of community is evident through active neighbourhood leagues, beautifully maintained parks, and frequent local events.

Accessibility is a major advantage, with convenient connections via LRT, major roadways, and close proximity to key retail and commercial hubs, making it easy for residents and businesses to thrive.

These mature, well-established neighbourhoods offer steady residential demand, attracting families, professionals, and long-term residents alike. Altogether, this synergy creates an approachable yet dynamic environment—a growing hub full of opportunity for retailers and service providers alike.



AREA DEMOGRAPHICS

3 KM RADIUS

73,386

RESIDENTS

64,459 daytime population
4.0% growth (2018-2024)
3.7% projected growth (2024-2029)

29.9%

20-39 YRS

0-19 yrs = 22.6%
40-59 yrs = 25.0%
60+ yrs = 22.5%

\$89,752

AVERAGE HOUSEHOLD INCOME

26.8% earn \$60-100,000
33.4% earn \$100,000+

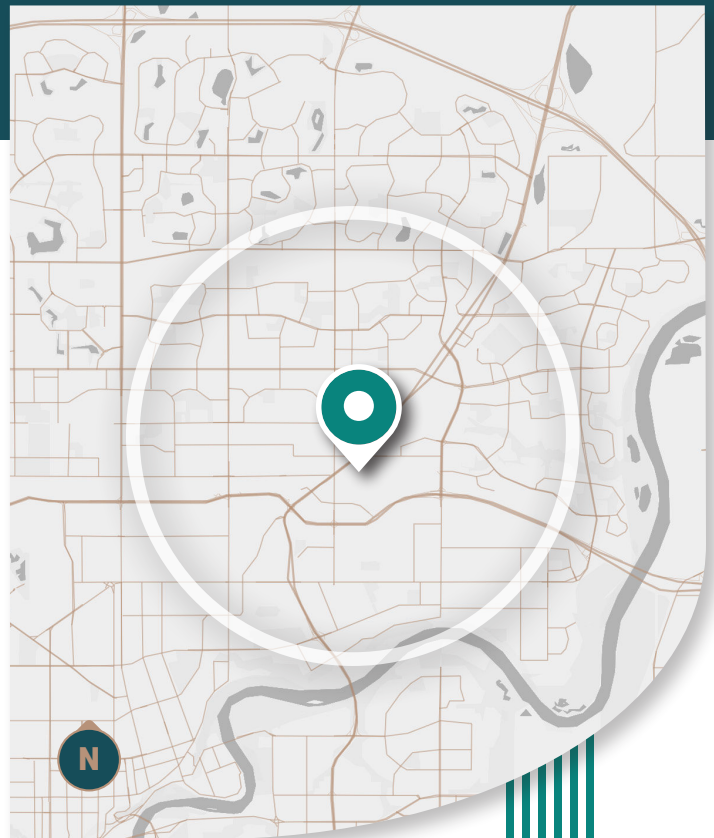
+ 27,300 VPD ON FORT ROAD

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