

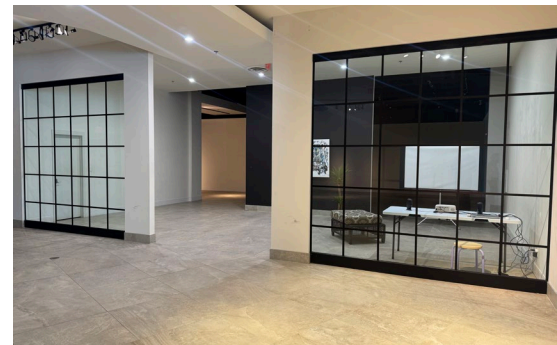
SOUTH BOULEVARD SHOPS

4210 Gateway Blvd, Edmonton, AB

UP TO 21,176 SF

DEMISABLE, PREMIUM
RETAIL SHOWROOM SPACE

RETAIL FOR LEASE



- Up to 21,176 SF built out premium showroom space
- Space can be demised to accommodate a wide variety of retail and medical users
- Strong exposure and signage opportunity along Calgary Trail and Gateway Boulevard to over 99,000 vehicles daily
- Prominent on site anchors including LA Fitness, CIBC, Nando's Chicken, Shifa Medical, and more

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PROPERTY FEATURES

Vacancy	21,176 SF
Available	Immediately
Municipal	4210 Gateway Blvd, Edmonton, AB
Legal	Plan 9422309, Block 5, Lot 4
Zoning	General Commercial (CG)
Basic Rent	Negotiable
Op. Costs	\$17.88 PSF
Utilities	Separately metered
Parking	Surface parking



SITE PLAN

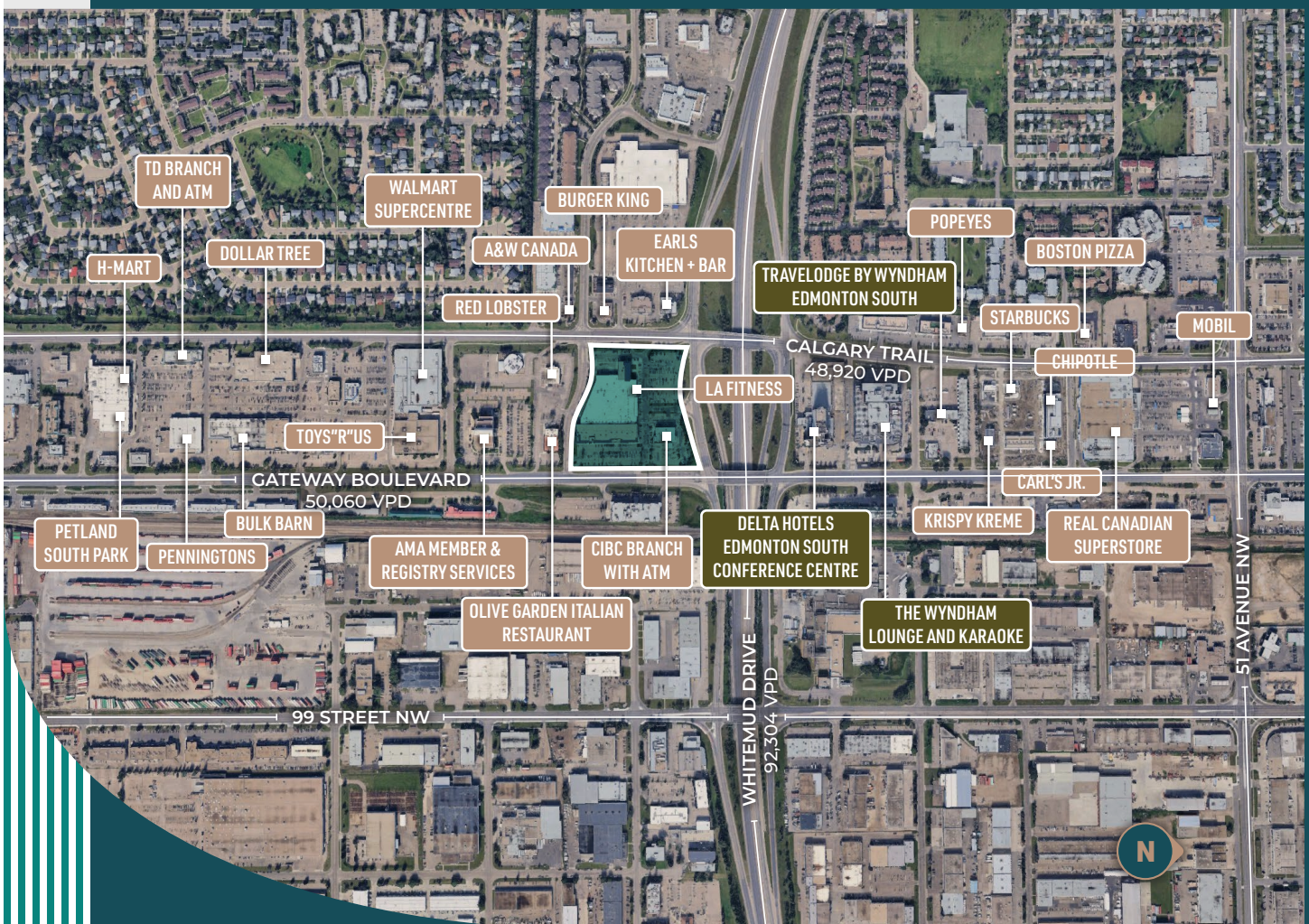


MARKET INSIGHT

South Boulevard Shops presents a premier retail opportunity within one of the area's most dynamic and rapidly growing corridors. Strategically located between Calgary Trail and Gateway Boulevard, with prominent frontage along Whitemud Freeway, the property benefits from some of the highest traffic counts in the city. The development offers exceptional visibility, convenient access, and strong daily traffic supported by surrounding residential density and established commercial amenities,

with over 63,000 people living and working within a 2 km radius.

Designed with modern architecture and flexible unit configurations, South Blvd Shops caters to a curated mix of retail, service, and professional users seeking a high-profile presence in a thriving node. Ample on-site parking, strong co-tenancy, and a growing customer base combine to create an ideal environment for long-term tenant success.



PLENTIFUL SURFACE
PARKING STALLS



STRONG ONSITE
ANCHORS



PYLON SIGNAGE
OPPORTUNITY

AREA DEMOGRAPHICS

2 KM RADIUS

44,150

DAYTIME POPULATION

18,917 residents

7.1% growth (2020-2025)

9.3% projected growth (2025-2030)

\$96,748

AVERAGE HOUSEHOLD INCOME

25.9% earn \$60 - \$100,000

35.1% earn \$100,000+

36.1%

20-39 YEARS

18.3% – 0-19 years

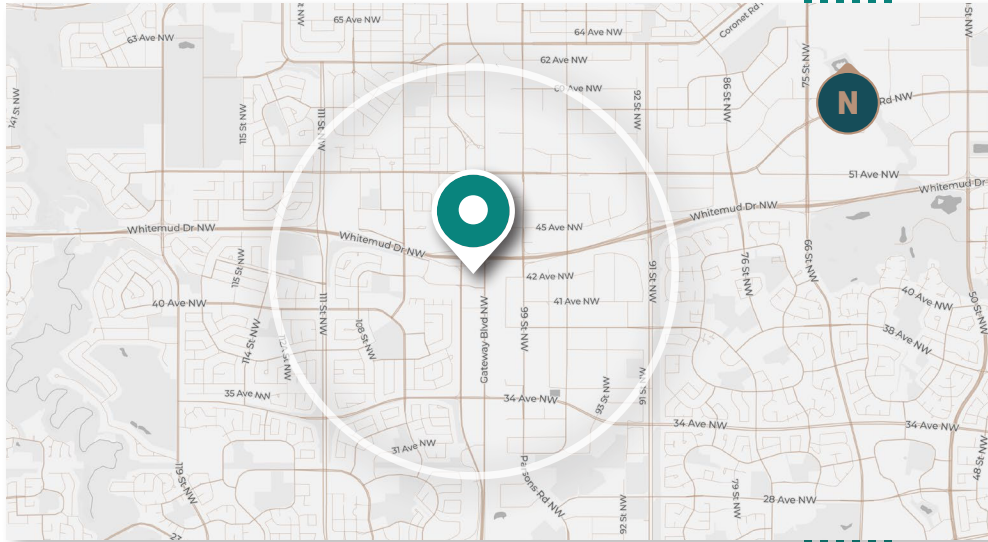
23.0% – 40-59 years

22.6% – 60+ years



48,920 VPD ON CALGARY TRAIL

50,060 VPD ON GATEWAY BOULEVARD



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