

GATEWAY BLVD CENTRE

34TH AVENUE & GATEWAY
BOULEVARD, EDMONTON, AB



UNPARALLELED EXPOSURE



JOIN



1,000 SF - 4,927 SF AVAILABLE IMMEDIATELY

Cushman & Wakefield Edmonton
Suite 2700, TD Tower
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PROPERTY HIGHLIGHTS

- This exciting new retail centre is ideal for quick service, sit down and drive-thru restaurants, medical uses and other personal services
- Mezzanine space available
- 24' ceiling height
- Excellent frontage onto Gateway Boulevard
- Patio opportunities in all buildings
- Ample parking
- 5 pylon signs



AREA DEMOGRAPHICS



POPULATION

1km	4,534
3km	58,247
5km	143,022



HOUSEHOLDS

1km	3km	5km
1,684	22,426	54,359



AVERAGE INCOME

1km	3km	5km
\$124,924	\$114,604	\$130,683

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Plan 01620808, Lots A,B,C

ZONING

Currently being rezoned to DC2 - Site Specific Development Control

PARKING AREA

3.6 stalls per 1000 SF

BUILDINGS 3-7

Total GLA 29,658

ADDITIONAL RENT

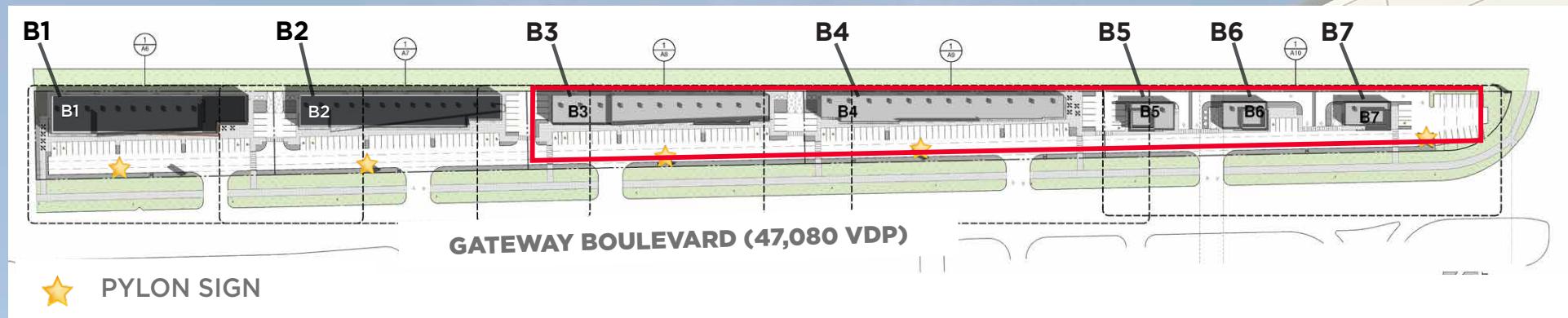
BUILDING 3: \$20.71 (PLUS ADMINISTRATION FEE) 2026
BUILDING 4: \$22.13 (PLUS ADMINISTRATION FEE) 2026

AERIAL

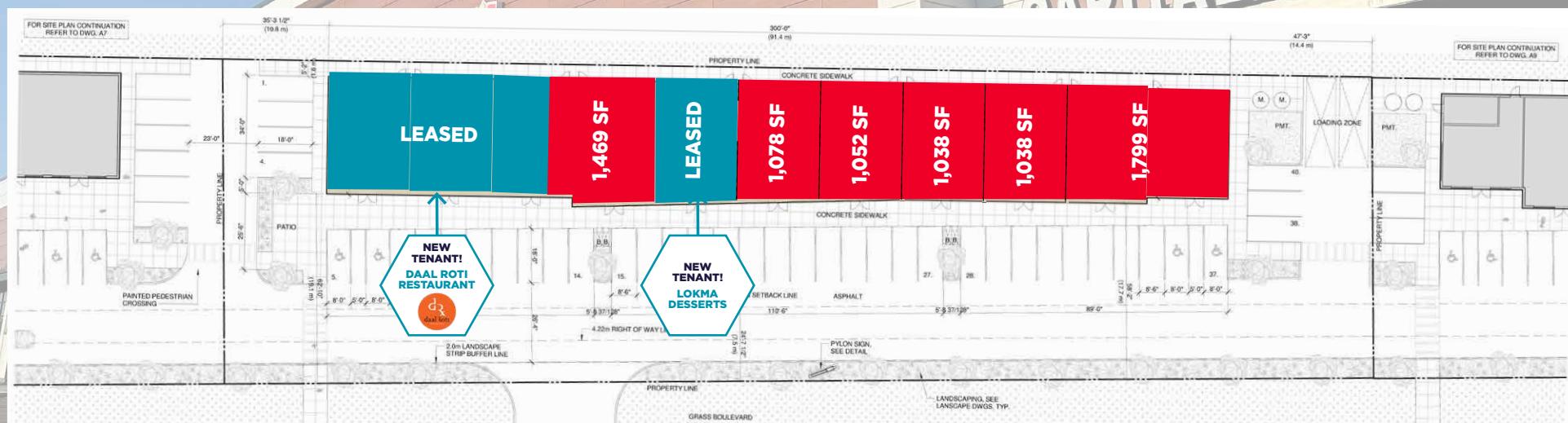




SITE PLANS



BUILDING 3





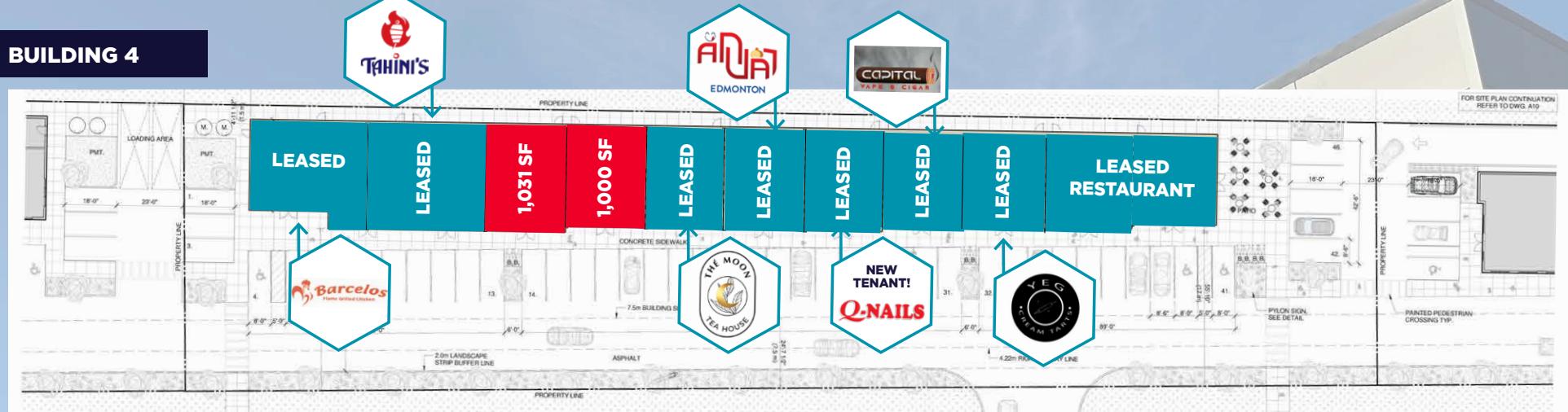
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EDMONTON, AB

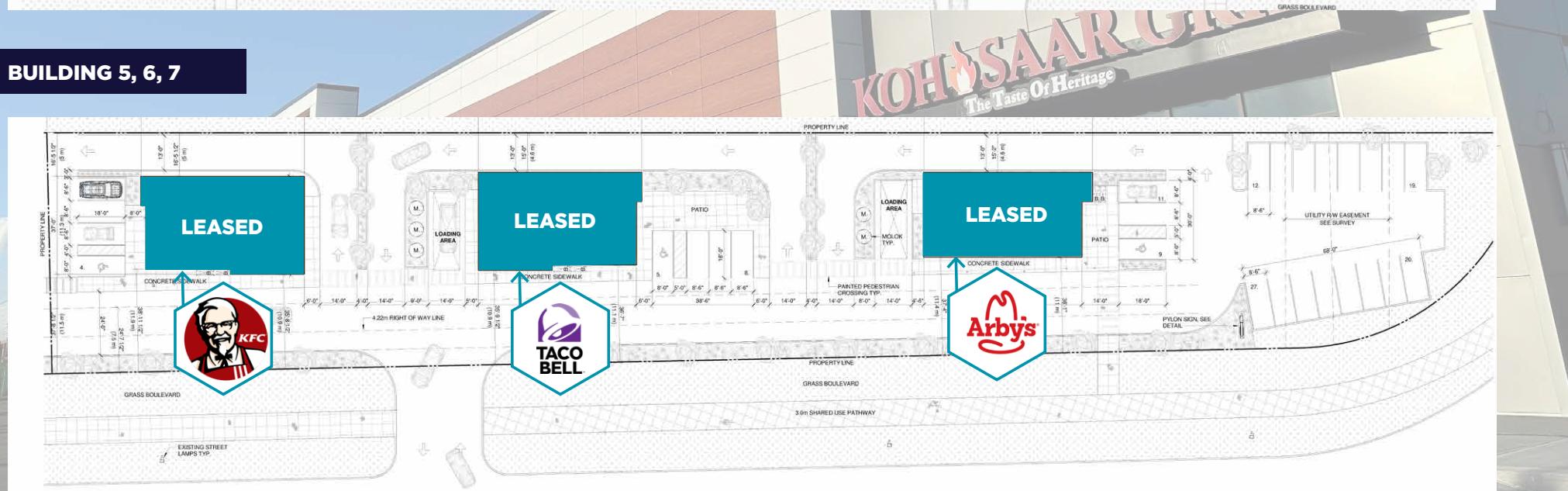


SITE PLANS

BUILDING 4



BUILDING 5, 6, 7





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