

UNPARALLELED EXPOSURE

# GATEWAY BLVD CENTRE

34th Avenue & Gateway  
Boulevard, Edmonton, AB

JOIN



Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**John Shamey**  
Partner  
780 702 8079  
john.shamey@cwedm.com

**Jennifer Baker**  
Team Coordinator  
780 720 7629  
jennifer.baker@cwedm.com

Cushman & Wakefield Edmonton is independently owned and operated / A Member of the Cushman & Wakefield Alliance. No warranty or representation express or implied is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property for properties in question. March 5, 2024



# 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
- Two drive-thru opportunities in Building 5
- Ample parking
- 5 pylon signs

## PROPERTY DESCRIPTION

### LEGAL DESCRIPTION

Plan O1620808, 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

\$18.00 per sf (est. 2024)

## AREA DEMOGRAPHICS



### POPULATION

1km	3km	5km
3,316	61,303	153,090



### HOUSEHOLDS

1km	3km	5km
1,170	23,351	57,832

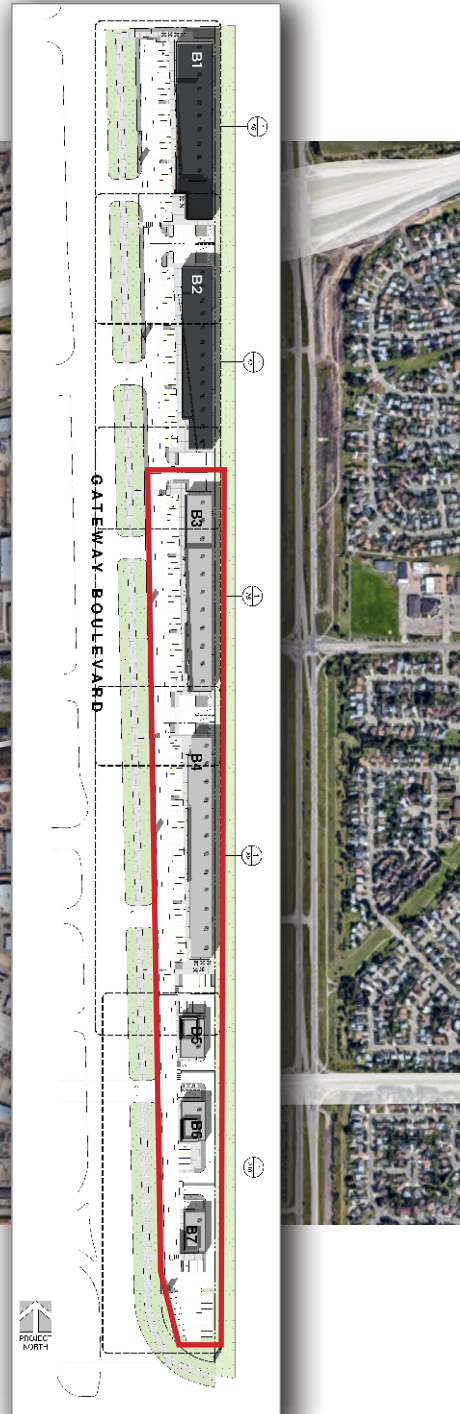


### AVERAGE INCOME

1km	3km	5km
\$106,667	\$93,819	\$109,226



# AERIAL



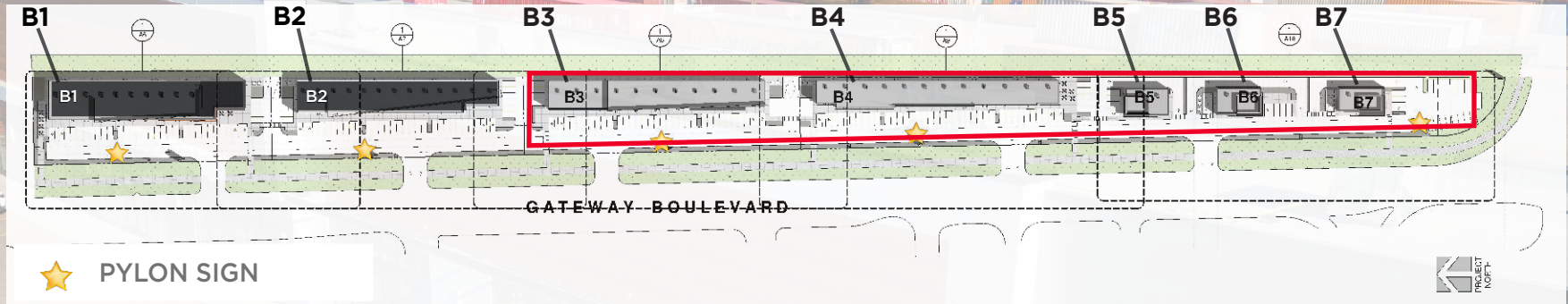
**VEHICLES PER DAY**  
19,600 on 34 Avenue  
in 2019



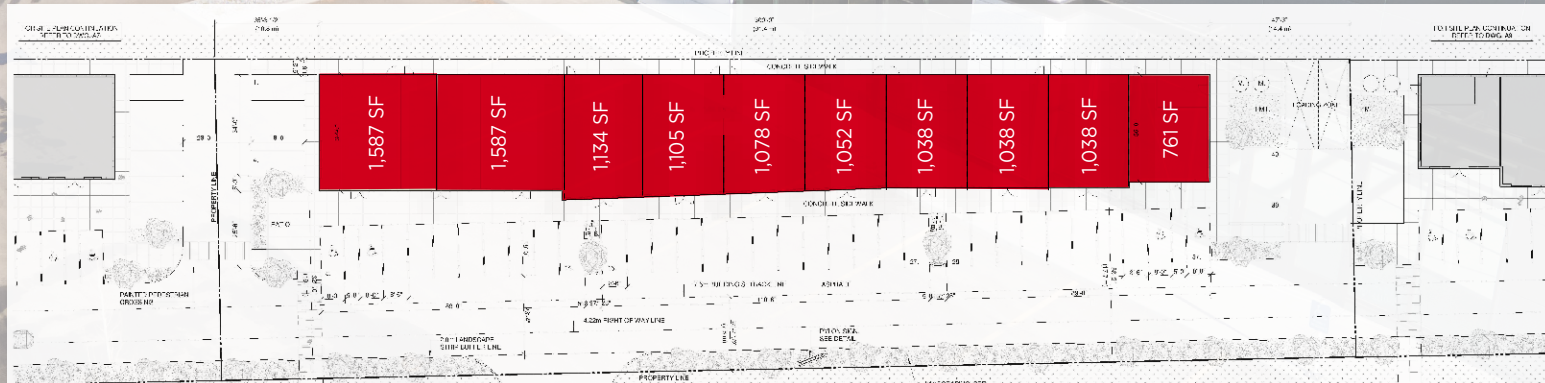
**VEHICLES PER DAY**  
43,700 on Gateway  
Boulevard in 2019



## SITE PLANS



### Building 3



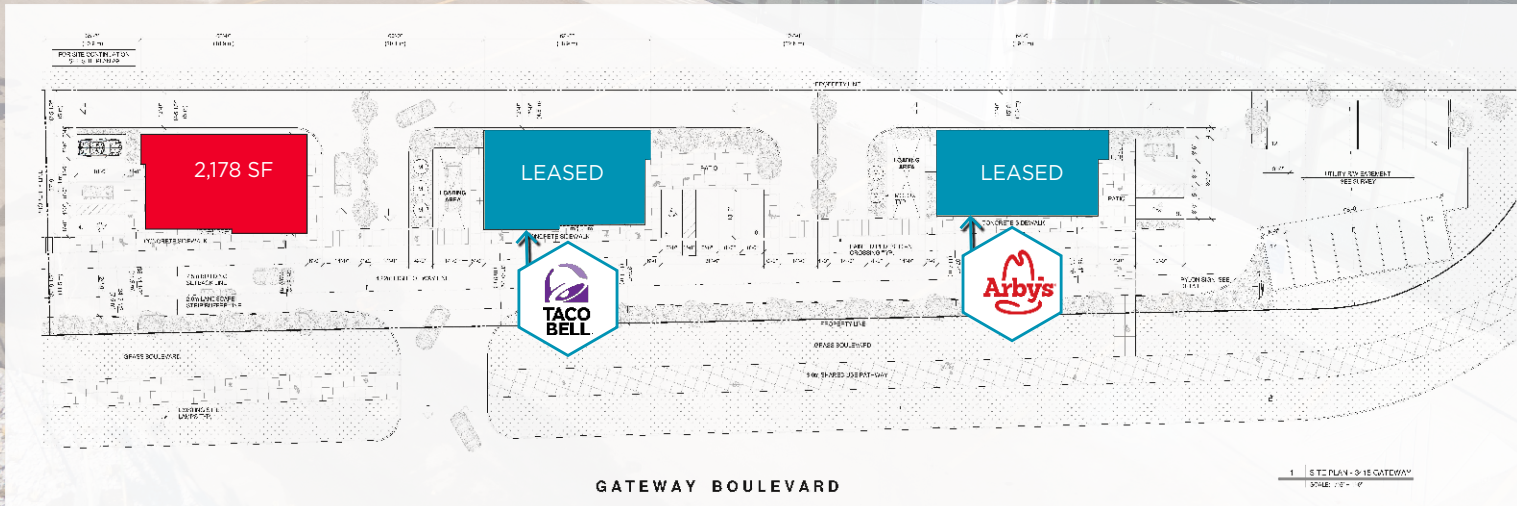


## SITE PLANS

Building 4



Building 5, 6, 7





**John Shamey**

Partner  
780 702 8079  
john.shamey@cwedm.com

**Jennifer Baker**

Team Coordinator  
780 720 7629  
jennifer.baker@cwedm.com

