

GATEWAY BLVD

CENTRE

34th Avenue & Gateway Boulevard, Edmonton, AB



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PROPERTY HIGHLIGHTS

AREA DEMOGRAPHICS

 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



POPULATION

1km 3.316

3km 61.303

5km 153,090



HOUSEHOLDS

1km 1.170 3km

5km 57.832

23.351





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

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 \$20.13 per SF (plus administration fee) 2025



AERIAL





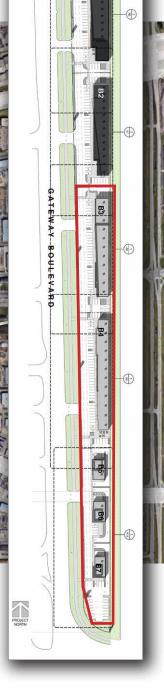
VEHICLES PER DAY

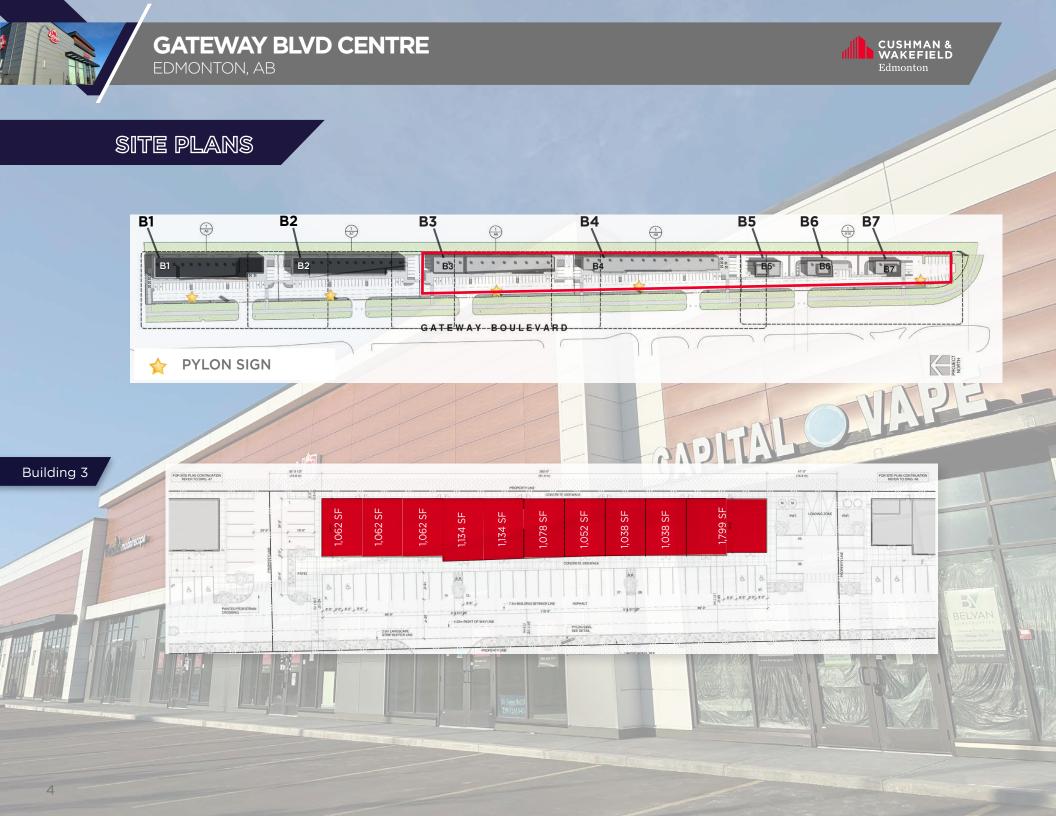
19,600 on 34 Avenue in 2019



VEHICLES PER DAY

43,700 on Gateway Boulevard in 2019







GATEWAY BLVD CENTRE

EDMONTON, AB



SITE PLANS

Building 4



Building 5, 6, 7



