

GATEWAY BLVD CENTRE

34th Avenue & Gateway
Boulevard, Edmonton, AB

JOIN



TACO BELL

UNPARALLELED EXPOSURE

Cushman & Wakefield Edmonton
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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
- Two drive-thru opportunities in Building 5
- Ample parking
- 5 pylon signs

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

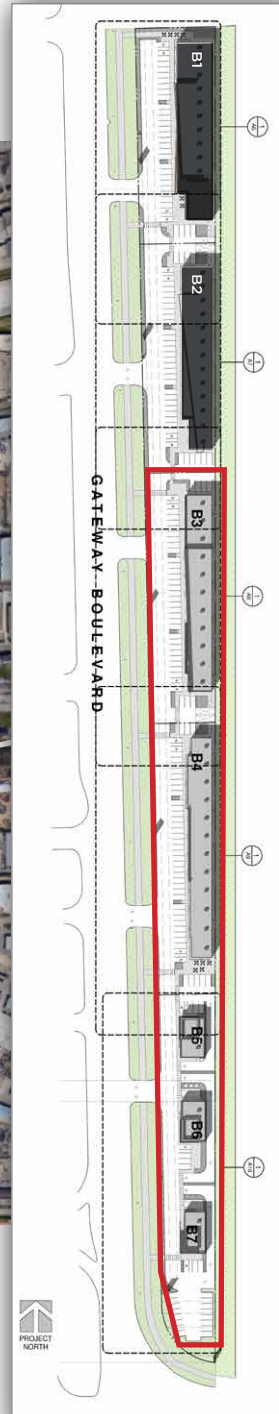
BUILDINGS 3-7
Total GLA 29,658

ADDITIONAL RENT
\$20.13 per SF
(plus administration fee)
2025

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



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