

GATEWAY BLVD CENTRE

34TH AVENUE & GATEWAY
BOULEVARD, EDMONTON, AB

JOIN



UNPARALLELED EXPOSURE

1,000 SF - 4,927 SF AVAILABLE IMMEDIATELY

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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	3km	5km
	4,534	58,247	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

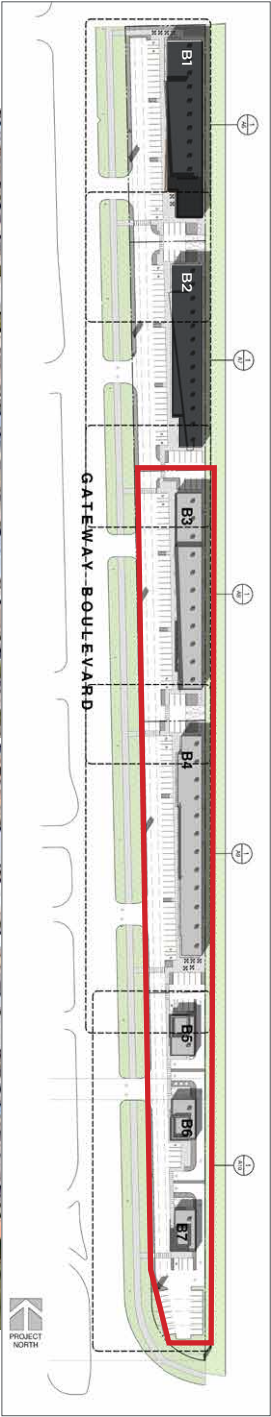
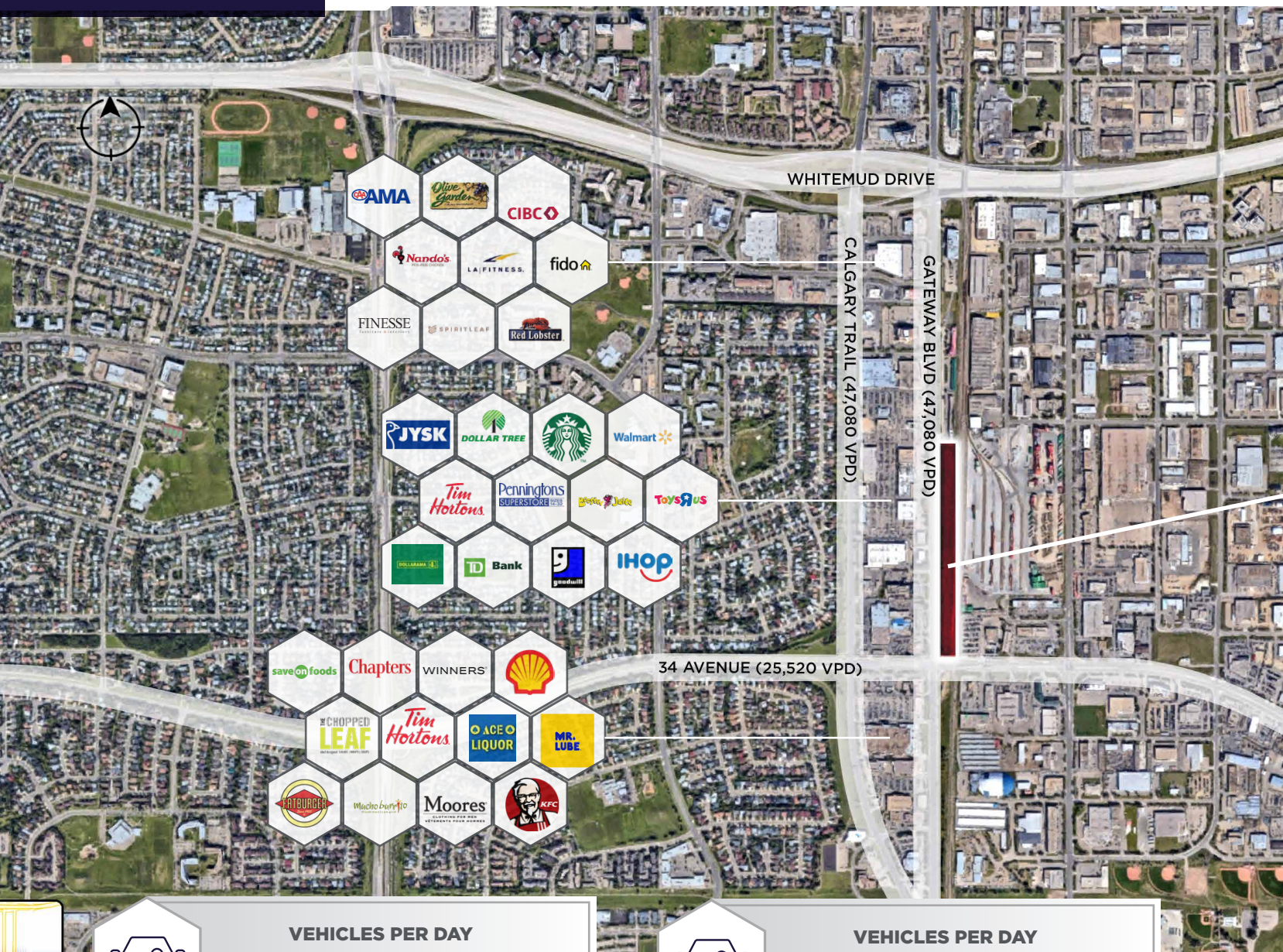
ZONING
Currently being rezoned to DC2 - Site Specific Development Control

PARKING AREA
3.6 stalls per 1000 SF

BUILDINGS 3-7
Total GLA 29,658

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

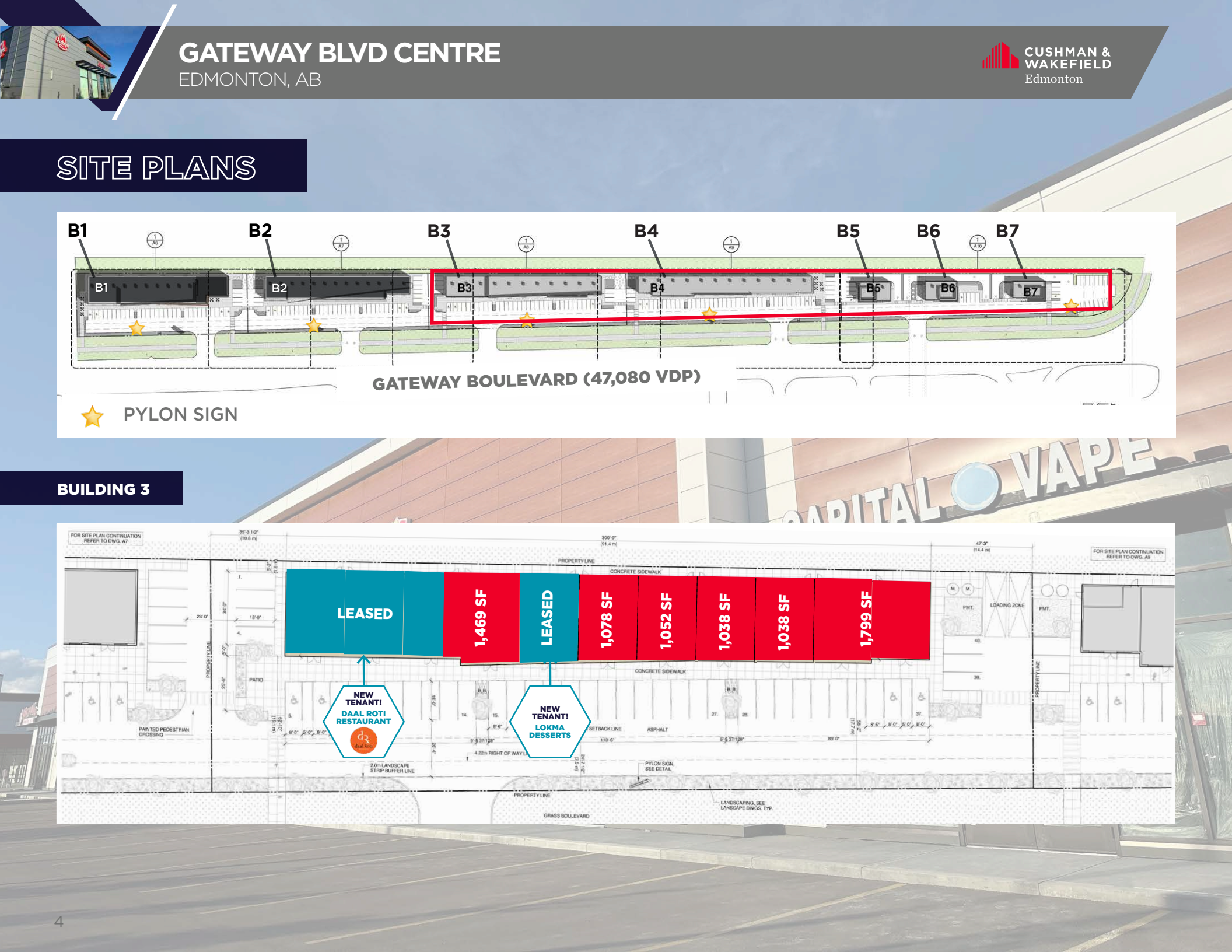
AERIAL



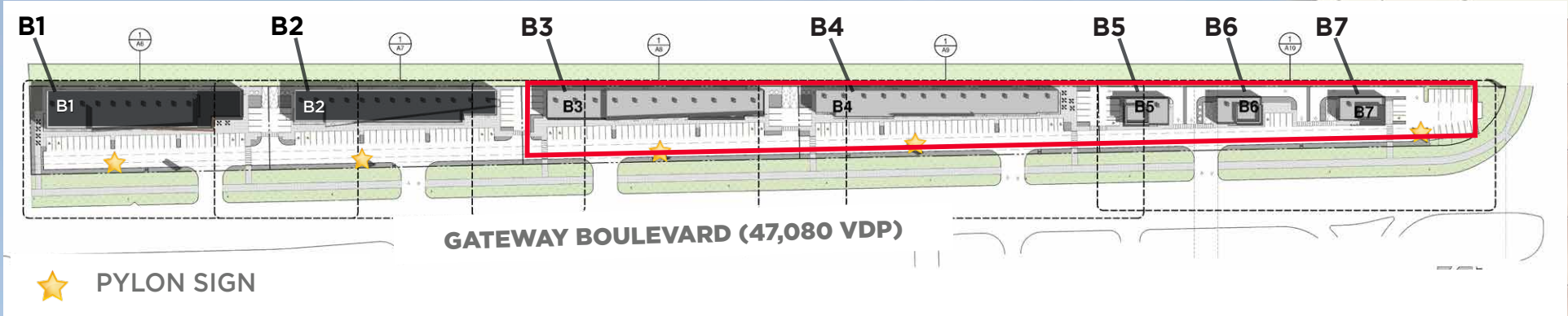
VEHICLES PER DAY
25,520 on 34 Avenue
in 2023



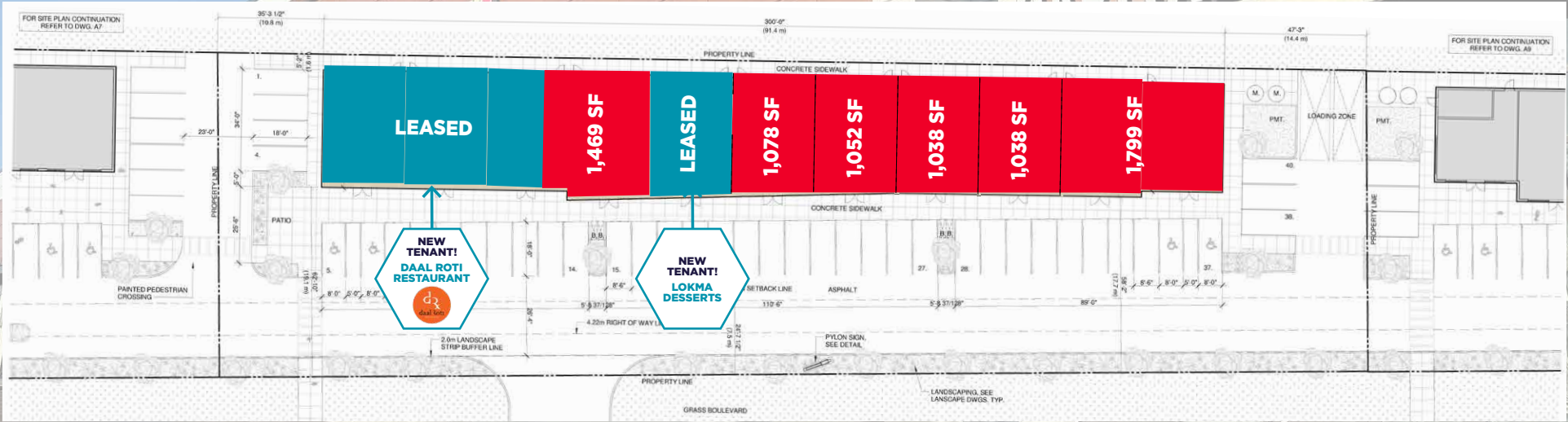
VEHICLES PER DAY
47,080 on Gateway
Boulevard in 2023

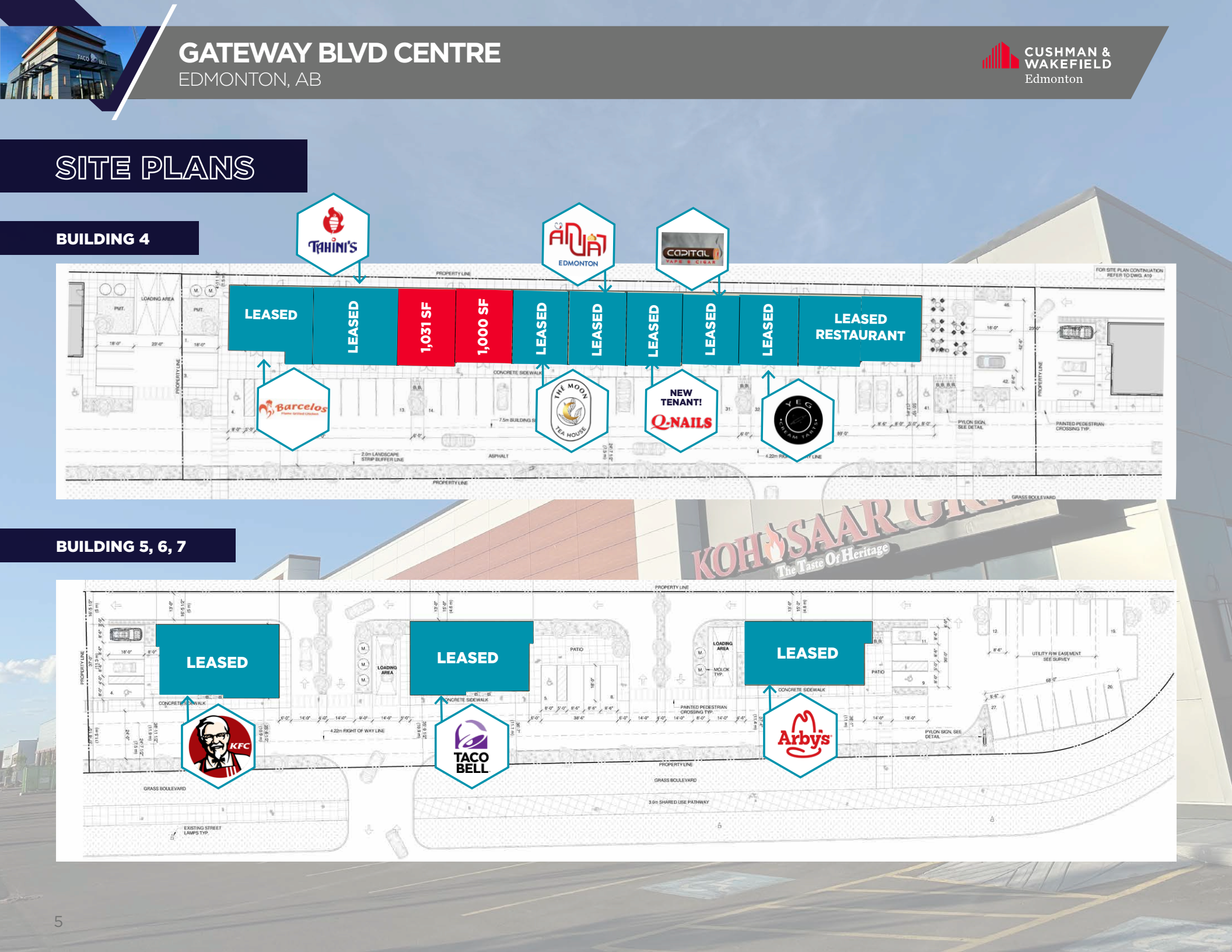


SITE PLANS



BUILDING 3



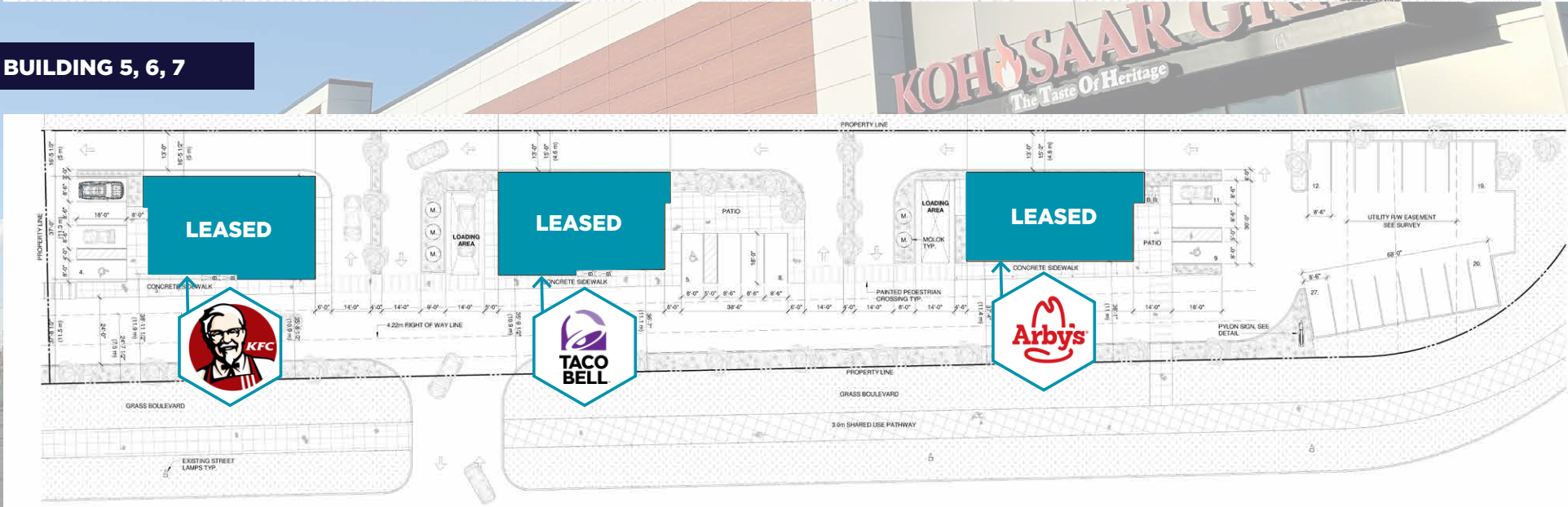


SITE PLANS

BUILDING 4



BUILDING 5, 6, 7





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