

UNPARALLELED EXPOSURE

GATEWAY BLVD CENTRE

34th Avenue & Gateway
Boulevard, Edmonton, AB

TACO BELL

JOIN



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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
\$18.00 per sf (est. 2024)

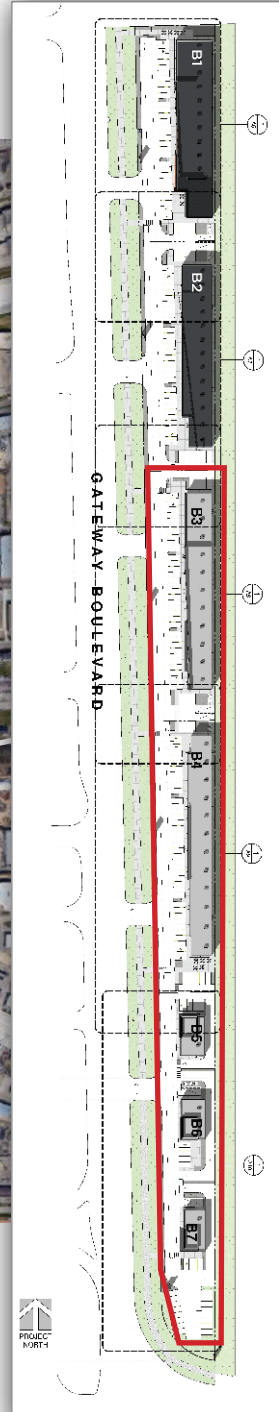
AREA DEMOGRAPHICS

	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

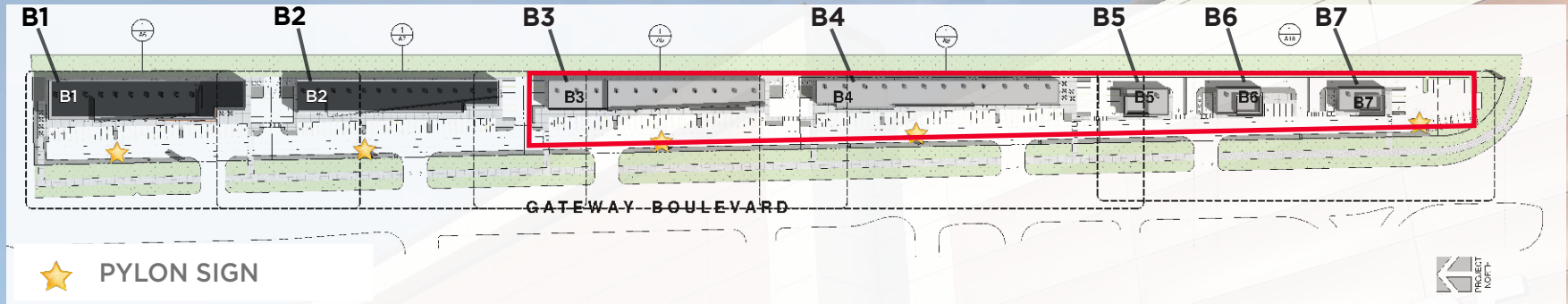


VEHICLES PER DAY
19,600 on 34 Avenue
in 2019

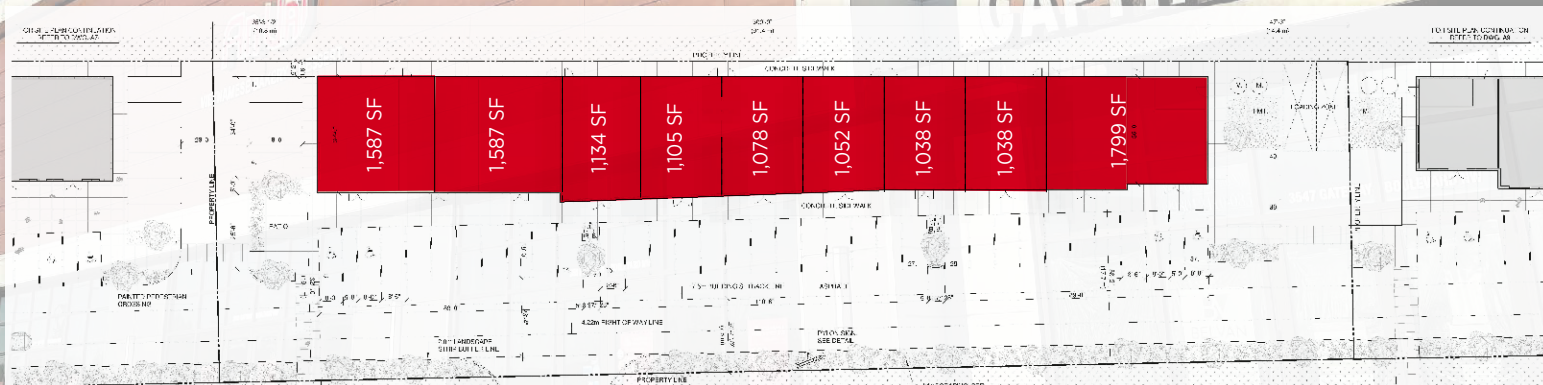


VEHICLES PER DAY
43,700 on Gateway
Boulevard in 2019

SITE PLANS



Building 3

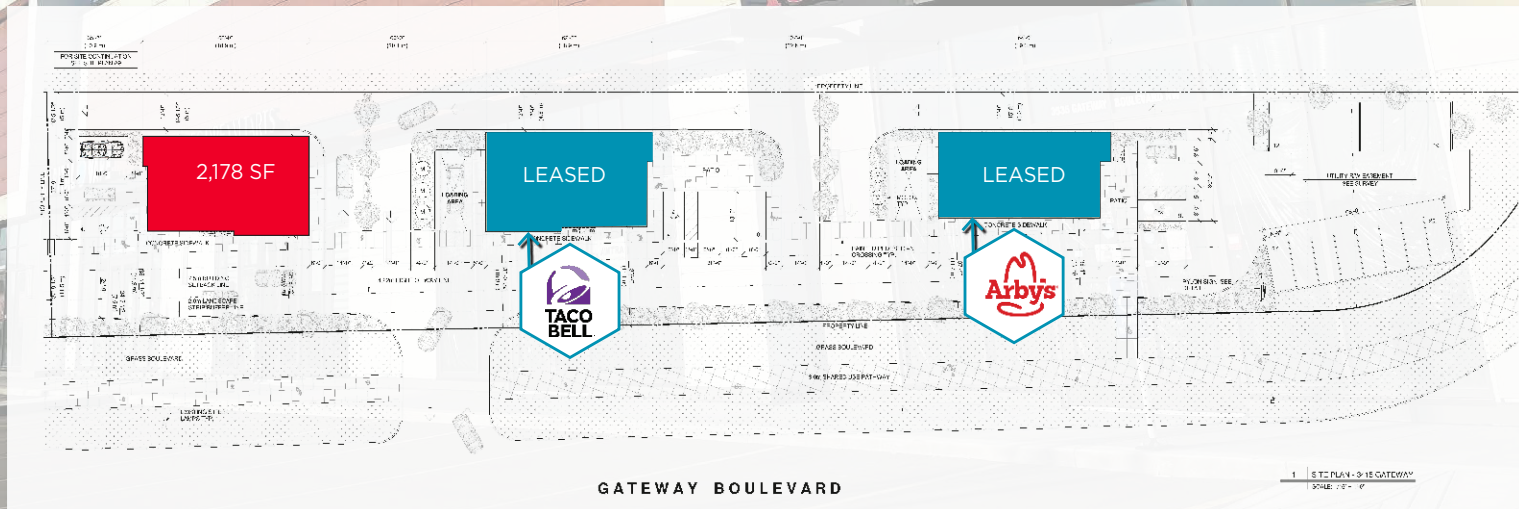


SITE PLANS

Building 4



Building 5, 6, 7





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