

GATEWAY BLVD CENTRE

34th Avenue & Gateway
Boulevard, Edmonton, AB

**BRAND NEW
RETAIL
CENTRE COMING
SUMMER 2023**

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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
- Rooftop patio opportunity for Building 1
- Two drive-thru opportunities in Buildings 5 & 6
- Ample parking
- 5 pylon signs

PROPERTY DESCRIPTION

LEGAL DESCRIPTION

Plan 01620808, Lots A,B,C,D,E

ZONING

Currently being rezoned to DC2 - Site Specific Development Control

PARKING AREA

3.6 stalls per 1000 SF

TOTAL GLA

55,803 SF

LAND AREA

203,000 SF

ADDITIONAL RENT

\$18.00 per sf (est. 2023)

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

AREA AMENITIES

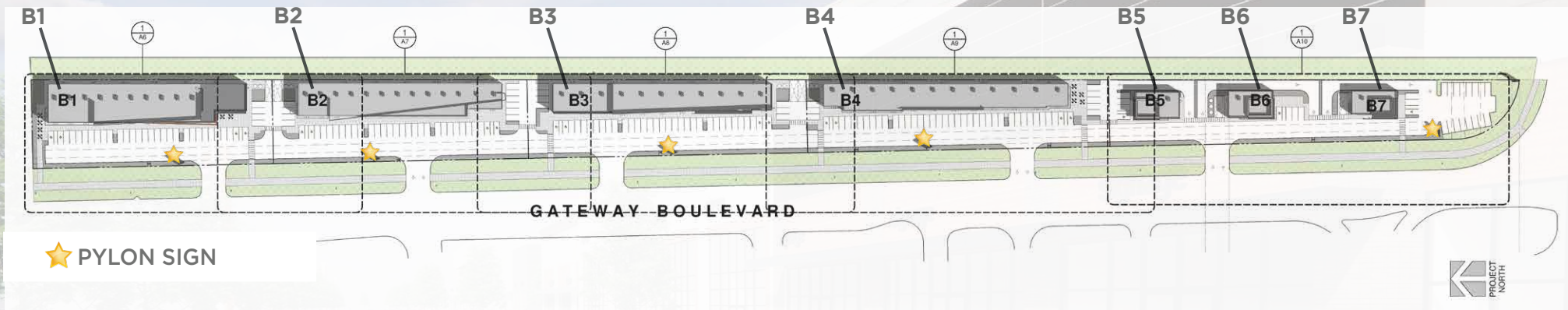


VEHICLES PER DAY
19,600 on 34 Avenue
in 2019



VEHICLES PER DAY
43,700 on Gateway
Boulevard in 2019

SITE PLANS



GROSS FLOOR AREA

B1	14,070 SF
B2	12,075 SF
B3	11,646 SF
B4	11,692 SF
B5	2,178 SF
B6	2,178 SF
B7	1,964 SF
TOTAL GROSS FLOOR AREA	55,803 SF

BUILDING HEIGHT

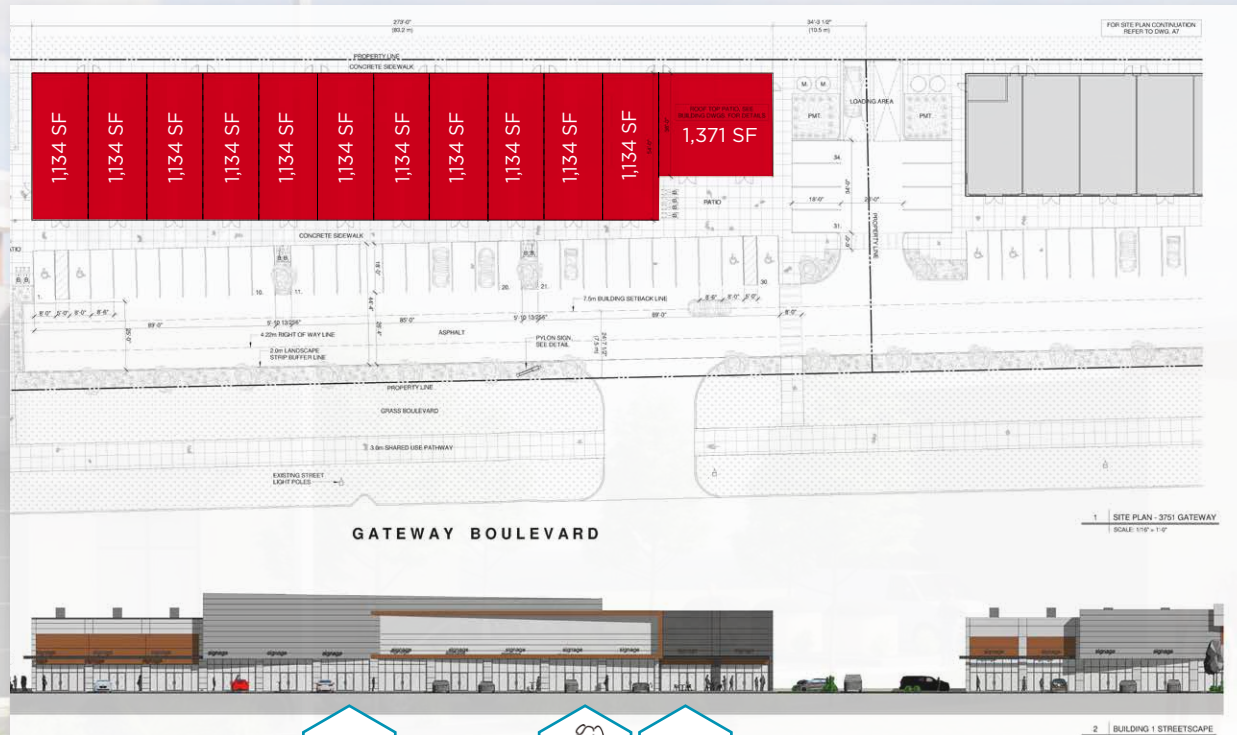
B1	36'-0"
B2	32'-0"
B3	36'-0"
B4	32'-0"
B5	28'-0"
B6	28'-0"
B7	28'-0"

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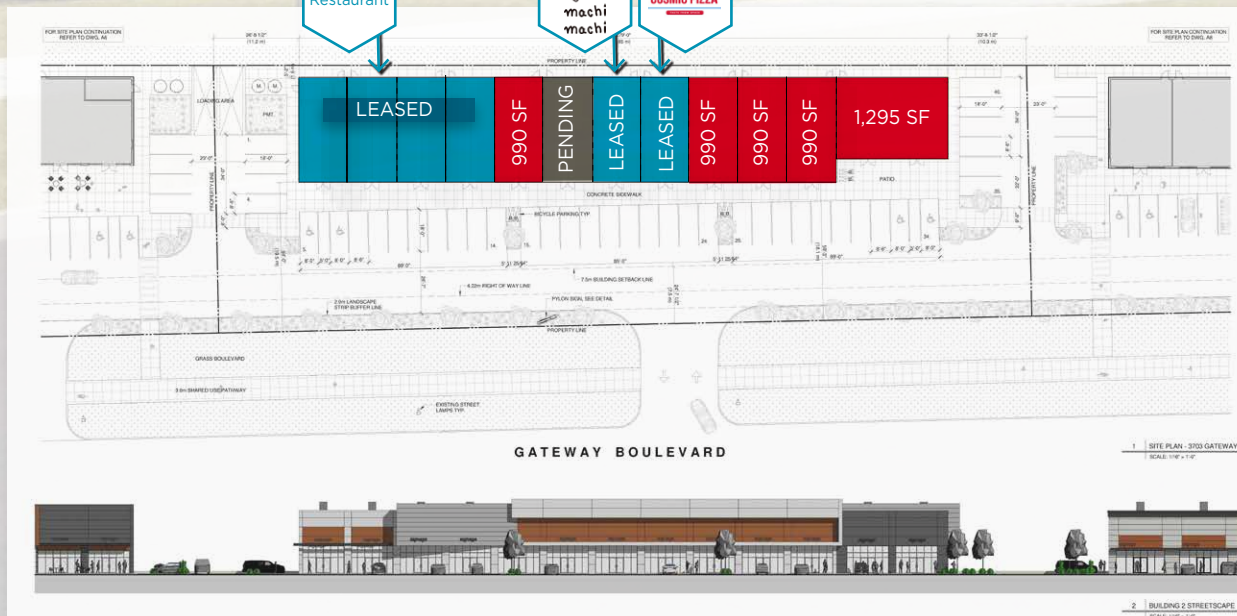
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Building 1

Rooftop Patio Opportunity



Building 2

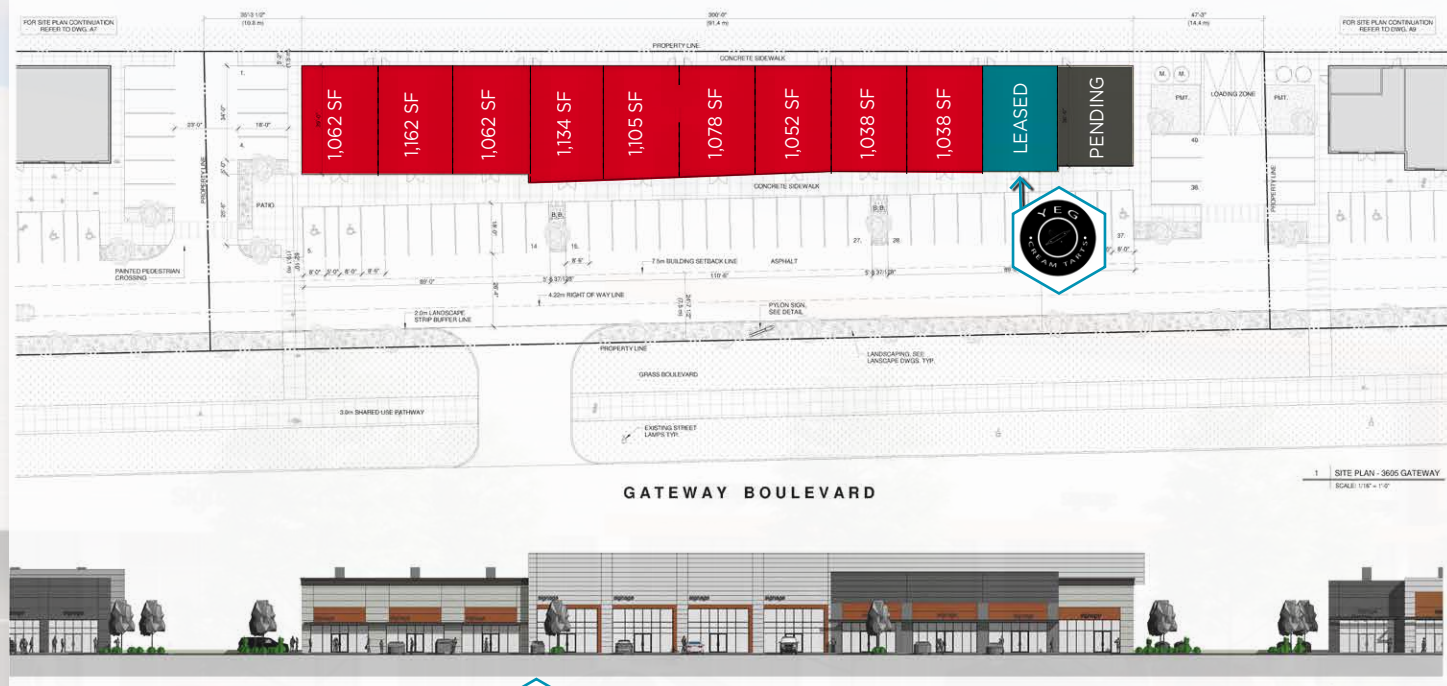


GATEWAY BLVD CENTRE

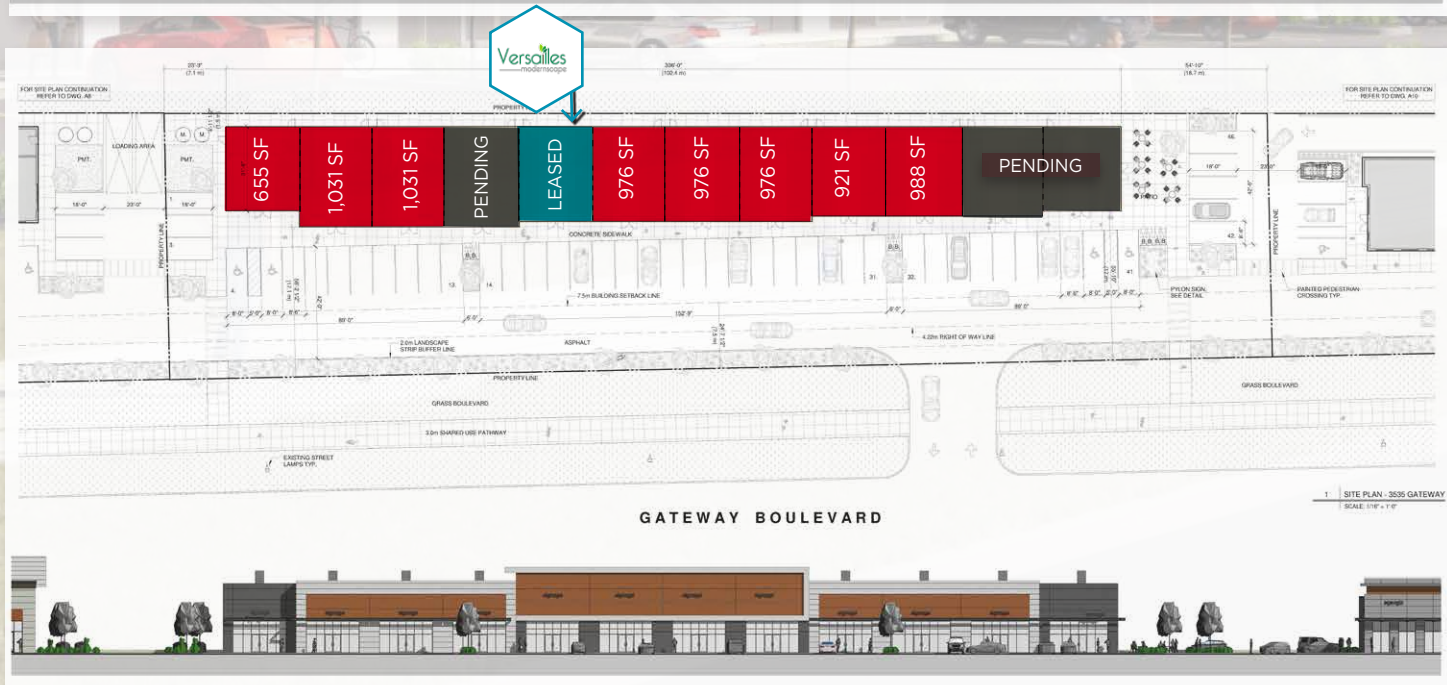
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Building 3



Building 4

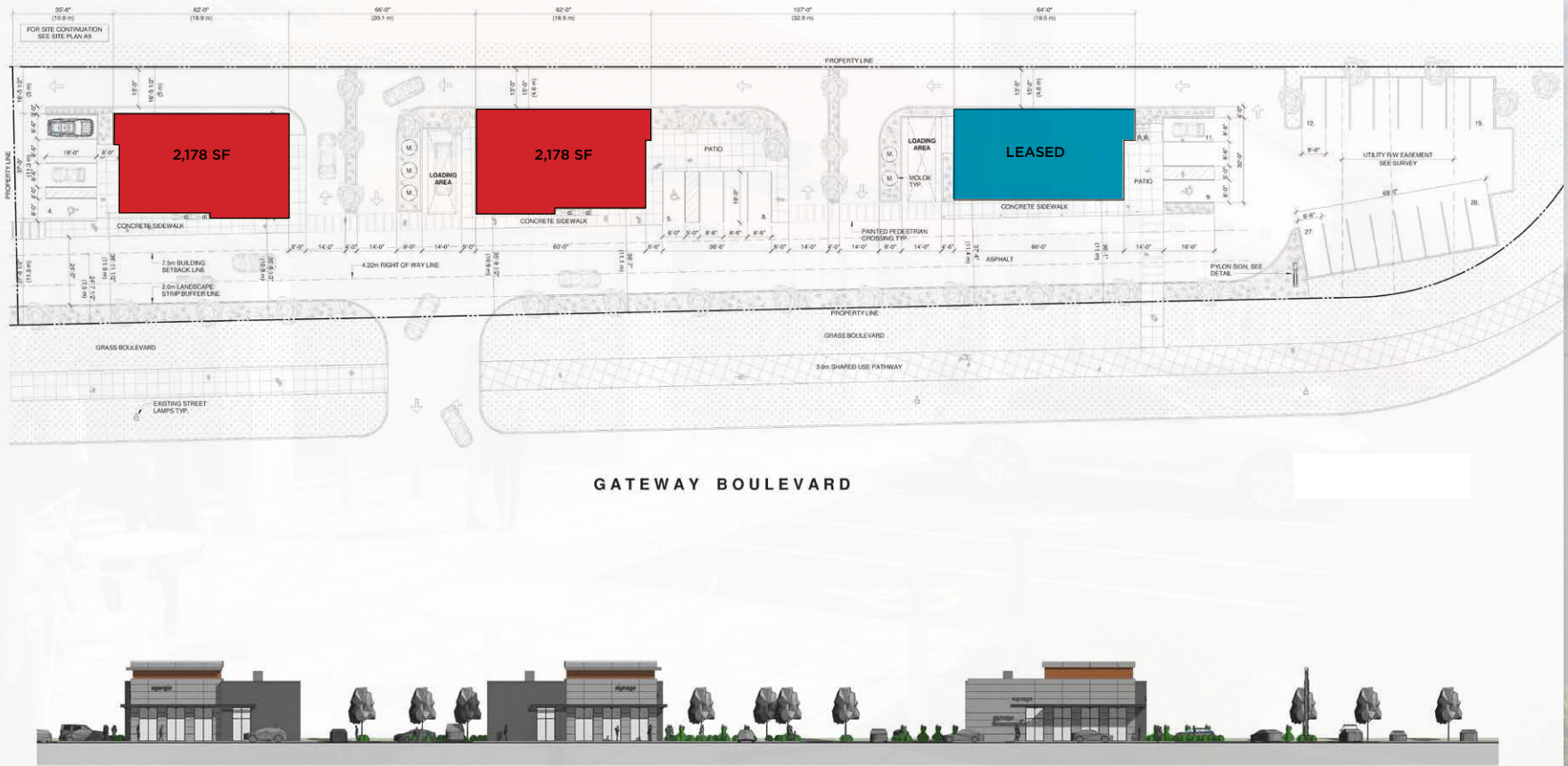


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Building 5, 6 & 7



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