

FOR SUBLEASE  
**SUBLEASE**  
**OPPORTUNITY**  
3235 Calgary Trail, Edmonton, AB  
FREE STANDING BUILDING OPPORTUNITY



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# THE OPPORTUNITY

- Free standing building with excellent exposure to Calgary Trail and Gateway Boulevard
- Sublease term expires on January 31, 2028
- Grade loading available
- Ample parking
- Building Size ±10,084 SF

## IDEAL FOR

Various retail store uses:



## DEMOGRAPHICS

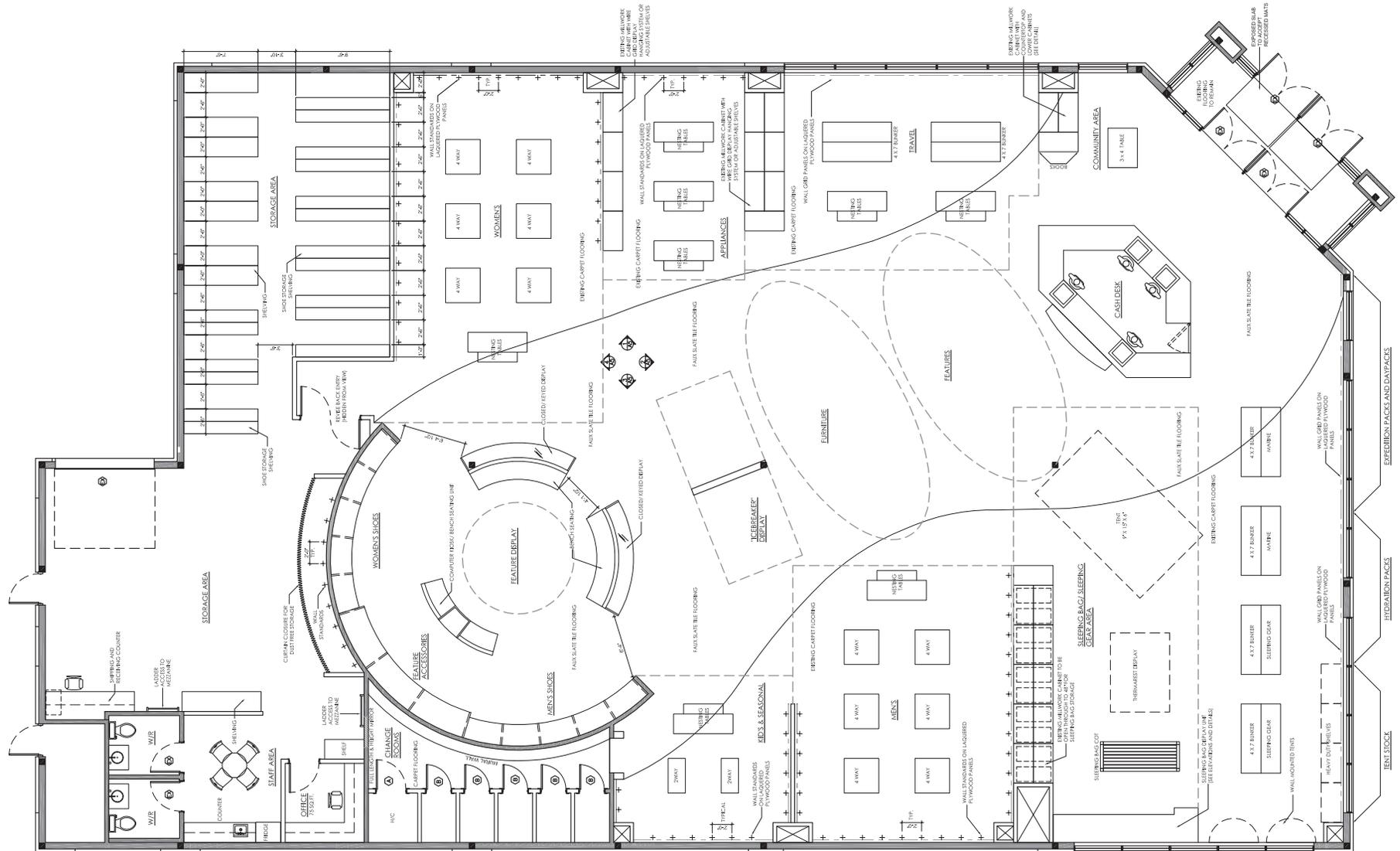
| POPULATION | POPULATION |        |         |
|------------|------------|--------|---------|
|            | 1km        | 3km    | 5km     |
|            | 4,909      | 55,402 | 153,192 |

| HOUSEHOLDS | HOUSEHOLDS |        |        |
|------------|------------|--------|--------|
|            | 1km        | 3km    | 5km    |
|            | 1,937      | 21,475 | 57,757 |

| AVERAGE INCOME | AVERAGE INCOME |           |           |
|----------------|----------------|-----------|-----------|
|                | 1km            | 3km       | 5km       |
|                | \$118,274      | \$112,763 | \$129,402 |

| VEHICLES PER DAY                             |
|--|
| 39,400 on Calgary Trail in front of property |

# APPROXIMATE LAYOUT



\* Please note: Furniture and Fixtures and Merchandise in the Premises are not included.



34 AVENUE (23,600 VPD)

CALGARY TRAIL (39,700 VPD)

GATEWAY BLVD. (39,400 VPD)

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