

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



CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
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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

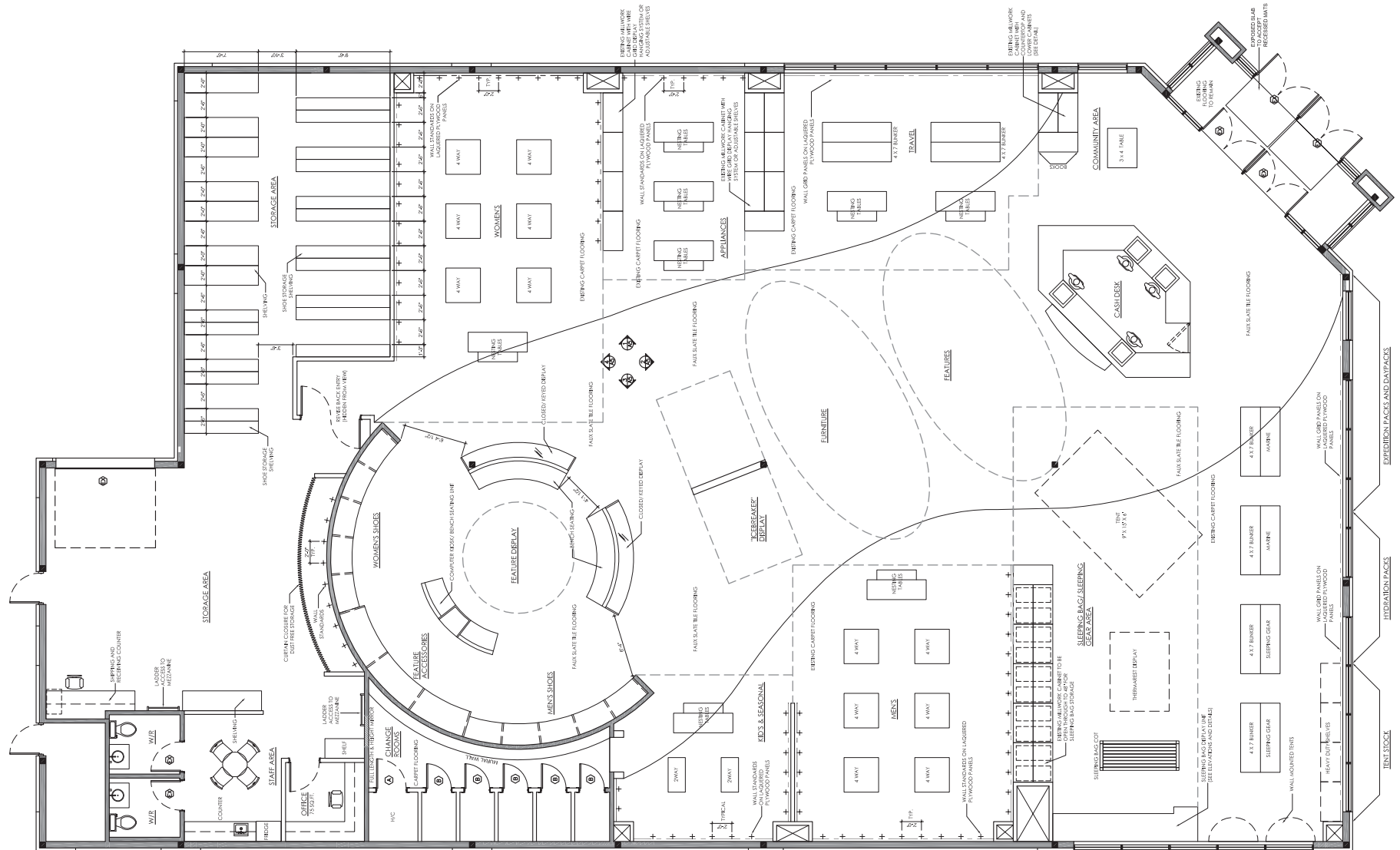
POPULATION	POPULATION		
	1km	3km	5km
	4,909	55,402	153,192

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

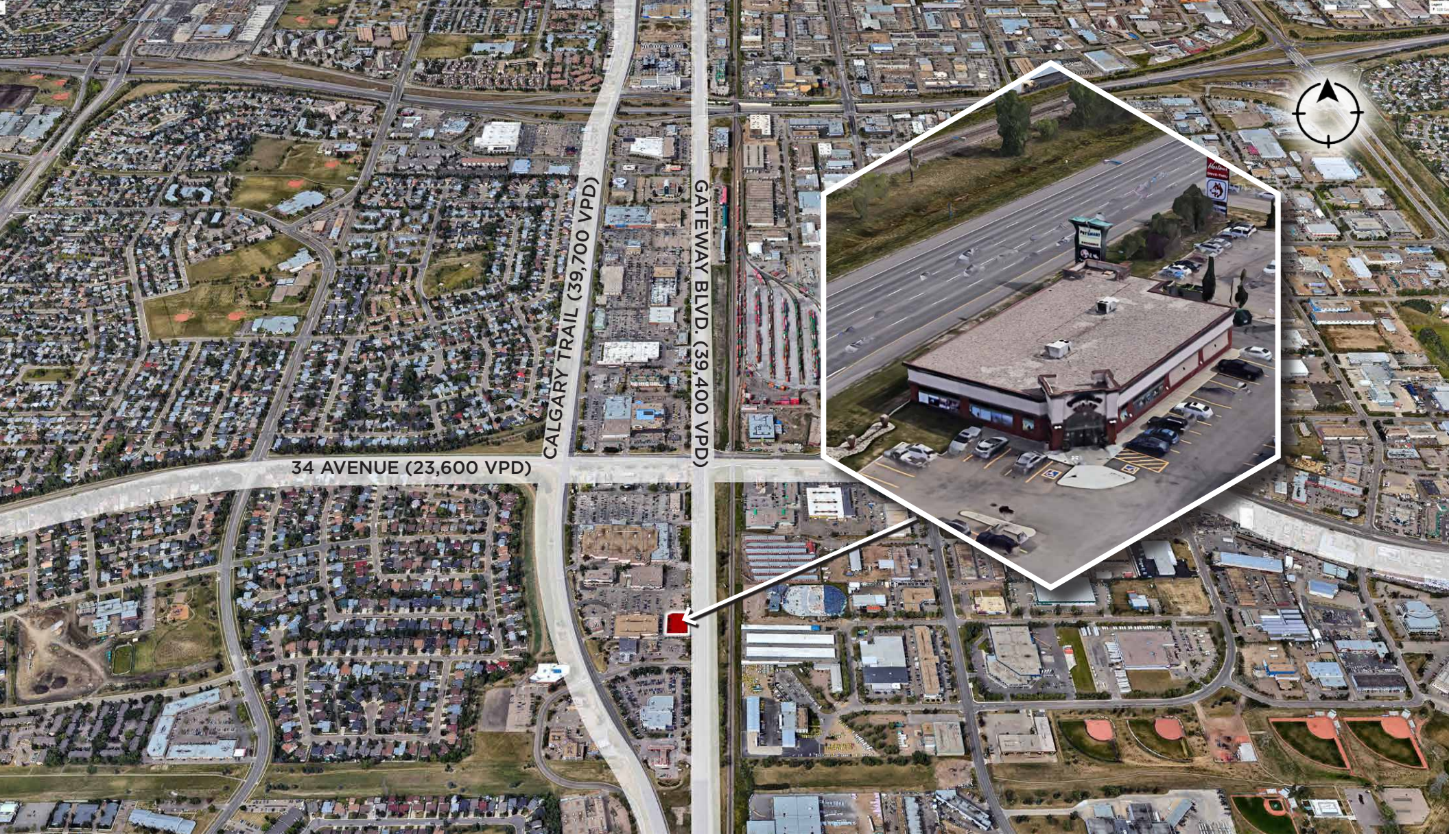
AVERAGE INCOME	AVERAGE INCOME		
	1km	3km	5km
	\$118,274	\$112,763	\$129,402

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.



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