

FOR LEASE

EPC SOUTH TRAIL PLAZA

4420 Calgary Trail NW,
Edmonton, AB

1,076 & 2,477 SF Available Immediately

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
10088 102 Avenue
Edmonton, AB T5J 2Z1
cwedm.com

Gary Killips

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Devan Ramage

Associate
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Cody Miner

Sales Assistant
780 702 2982
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THE PROPERTY

BUILDING A

1,076 SF AVAILABLE

- Retail Shopping Centre strategically located along Calgary Trail.
- Come join a wide variety of Tenants/ Retailers including: Syphay Restaurant, Red Swan Pizza, Pharmasave, Zia Salon & Spa, Les Moulins La Fayette, The Biryani Box and many others!
- Easy access from Calgary Trail which sees and average of 37,300 vehicles per day.
- High exposure signage opportunities available.
- DC2 Zoning allows for a large variety of uses.
- Lease Rate: Market
- Estimated Operating Costs (2024): \$20.00/SF



BUILDING B

2,477 SF AVAILABLE



PROPERTY DETAILS

MUNICIPAL ADDRESS

4420 Calgary Trail,
Edmonton, AB

ZONING

DC2 - Site Specific Development
Control Provision (DC2 (139))

BUILT

2019

DEMOGRAPHICS

POPULATION	1km	3km	5km
	6,269	52,286	149,963

HOUSEHOLDS	1km	3km	5km
	2,703	20,719	62,004

AVERAGE INCOME	1km	3km	5km
	\$83,792	\$85,098	\$85,084

VEHICLES PER DAY	1km	3km	5km
	37,300 on Calgary Trail NW	34,500 on Gateway Blvd	87,000 on Whitemud Drive



SITE

CALGARY TRAIL (37,300 VPD)

GATEWAY BLVD (34,500 VPD)

WHITEMUD DRIVE NW (19,000 VPD)

Travelodge

Holiday Inn

DELTA HOTELS

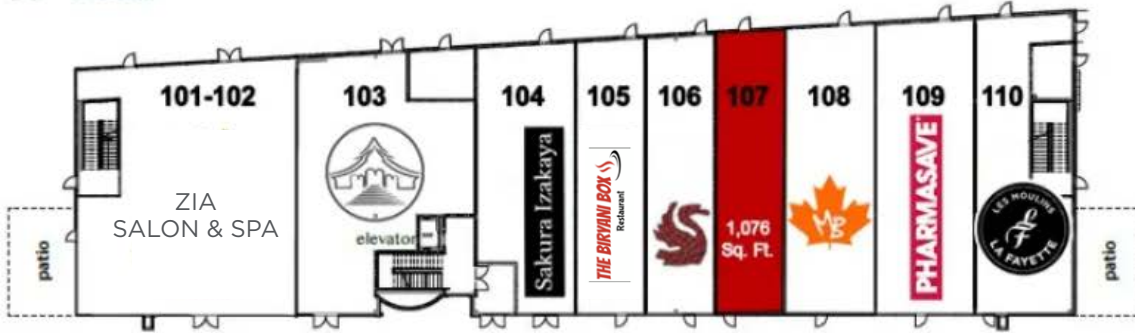
LOWE'S

Earls
KITCHEN • BAR

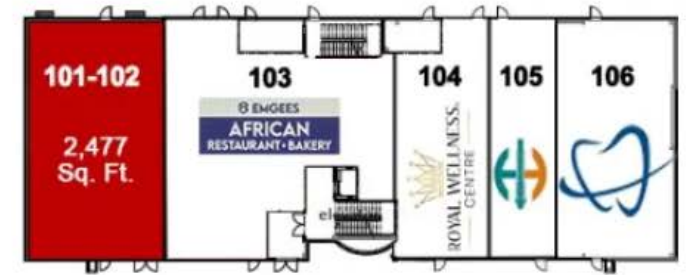
CIBC

SITE PLAN

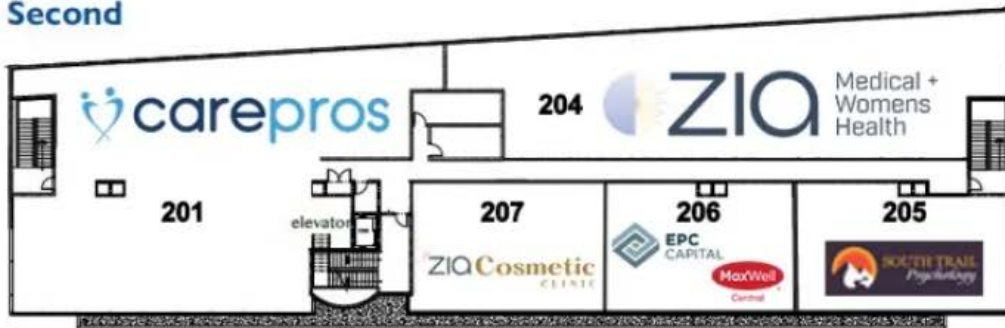
A - Main



B - Main



A - Second



B - Second



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