

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  
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cwedm.com

**Gary Killips**

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**Devan Ramage**

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**Cody Miner**

Sales Assistant  
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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

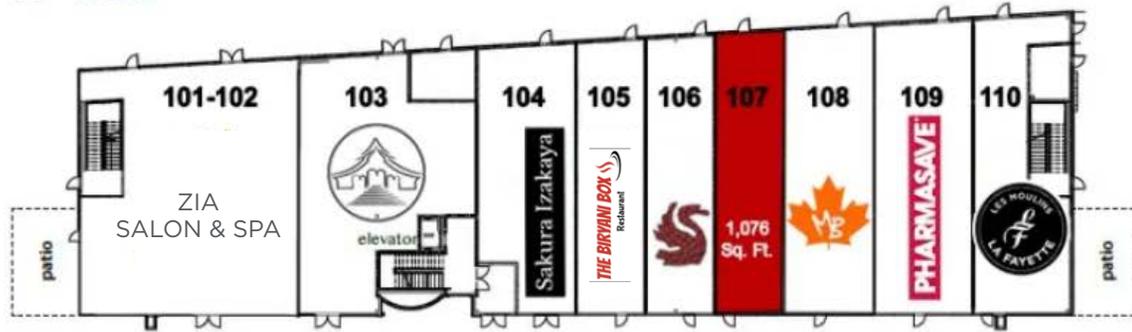
LOWE'S

Earls  
KITCHEN • BAR

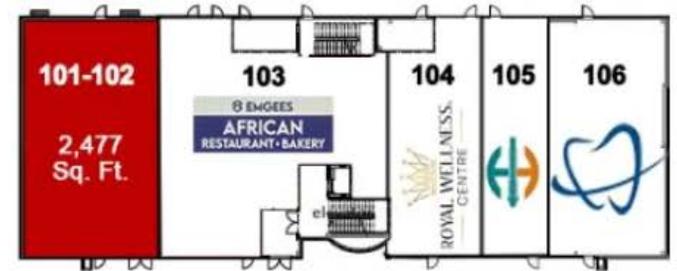
CIBC

# SITE PLAN

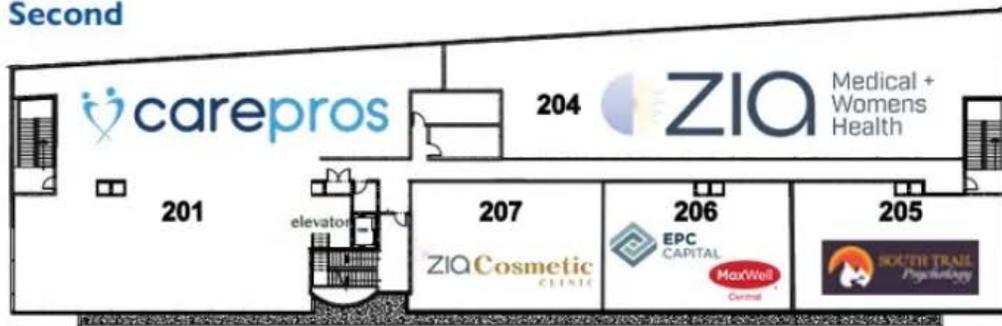
## A - Main



## B - Main



## A - Second



## B - Second



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