



FOR SALE

EPC SOUTHTRAIL PLAZA

4420 CALGARY TRAIL
EDMONTON, AB

High Profile Retail/Professional Office Building
Fronting Onto Calgary Trail, One of Edmonton's
Busiest Traffic Retail Corridors



Better never settles

THE OFFERING

Cushman & Wakefield ULC and Cushman & Wakefield Edmonton (together as “C&W”) are pleased to present a 100 percent freehold interest in EPC Southtrail Plaza in Edmonton – a prime investment opportunity featuring two 2-storey well-designed 58,065 SF medical, office, and ground floor retail buildings along with a standalone drive-thru pad. This property is strategically situated at a high-profile intersection along Calgary Trail, offering excellent exposure and immediate access to Whitemud Drive, ensuring easy connectivity to all areas of Edmonton. EPC Southtrail Plaza features a diverse and robust tenant mix, comprised of both national and local businesses, ensuring a stable professional service base and reliable income stream.

INVESTMENT HIGHLIGHTS



93% Leased Plaza



Assumable In-Place Financing



Prime Location at High-Profile Intersection with Excellent Exposure



Recently Built in 2019



Standalone Pad Anchored by Popeyes Louisiana Kitchen



32.8% Population Growth Anticipated within 1KM of the Subject Property



Ample Surface Parking

LOCATION HIGHLIGHTS

- Situated at the prominent intersection of Calgary Trail and Whitemud Drive.
- Calgary Trail is a key artery for many of Edmonton’s south side retailers.
- Calgary Trail offers excellent visibility and accessibility, with daily traffic exceeding 40,500 vehicles.
- Located in Edmonton, Alberta’s capital, a city celebrated for its robust and diverse economy. Edmonton is a hub for the energy sector as well as manufacturing industries such as petrochemicals, machinery, and metal fabrication.
- Edmonton’s expanding technology sector, encompassing software development, IT, and R&D, along with its commitment to innovation and education, creates a fertile environment for business growth and entrepreneurial success.

SALIENT DETAILS

Address:	4420 Calgary Trail NW, Edmonton, AB
Legal:	Lot 16, Block 30, Plan 1820228
Zoning:	DC2 (1139)
Site Size:	3.3 Acres
Year Built:	2019
GLA:	58,065 SF
Number of Tenants:	22
Parking Stalls:	172 Surface Parking Stalls (2.97 per 1,000 SF)
Occupancy:	94% Leased
WALT:	6 Years & 11 Months
Price:	Contact Listing Agents

FINANCIAL OVERVIEW

Tenant	Area (SF)	% of Area
CarePros Enterprise	6,434	11.08%
EVER Real Estate Developments	5,923	10.20%
Kittens' Mittens Child Care	5,212	8.98%
Zia Medical and Women's Health	5,075	8.74%
Popeyes	3,400	5.86%
Lily & Rose Salon & SPA	3,264	5.62%
M&G Treats & Bakery	2,934	5.05%
Syphay	2,299	3.96%
Smiles Dental Group	2,167	3.73%
EPC Capital	1,951	3.36%
Zia Southtrail Pharmacy	1,909	3.29%
Zia Cosmetics & Beauty	1,900	3.27%
Navigate Psychological Services	1,844	3.18%
Maple Bakers	1,685	2.90%
Izakaya Sakura	1,623	2.80%
Masaz Beauty & Massage	1,516	2.61%
Nosh Café	1,513	2.61%
Red Swan Pizza	1,271	2.19%
Biryani Box Restaurant	1,253	2.16%
Healing Haven Physiotherapy	1,067	1.84%
Vacant	3,825	6.59%
Total Rentable Area	58,065	100.00%

Assumable In-Place Mortgage:

Loan amount: \$21M
Interest Rate: 4.97%

Term: 4.5 years
Amortization: 23 years remaining

LOCATION MAP



LOCATION OVERVIEW

2024 Demographics	1KM	3KM	5KM
Population Estimate	5,944	50,234	151,085
Household Estimate	2,538	19,759	62,505
Average Household Income	\$82,692	\$119,982	\$126,138

AERIAL MAP



SOUTHGATE CENTRE

Subject Propert

Major Employment Node (20M+ SF of Industrial & Office)

Whitemud Drive VPD: 92,400

Gateway Boulevard VPD: 40,100

Gateway Trail VPD: 40,500

5-Mins to South Edmonton Common
15-Mins to Downtown Edmonton

SURROUNDING DEVELOPMENTS



Southgate Centre

- 940,000+ SF GLA
- 175+ Stores
- \$1,162 Average Sales PSF
- 6.1 M Annual Shopper Visits
- Operational Since 1970

Whitemud Drive VPD: 92,400

Subject Property

EVER Square

- 110,000+ SF GLA
- 7 Buildings on 5.78 Acres
- Tenanted by New Key Entrants such as Chipotle Mexican Grill & Krispy Kreme
- Newly 2024 Build



51 Avenue VPD: 21,200

New Shoppers Drug Mart

Calgary Trail VPD: 40,500



Gateway Boulevard VPD: 40,100

Allience Centre Gateway

- 40,000+ SF GLA
- Half To Be Office Space, Half To Be Retail Space
- Expected To Be Completed By Q4 2024

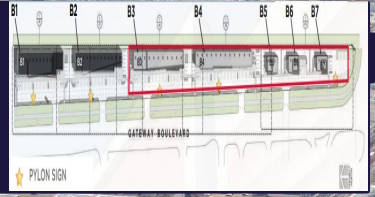


SURROUNDING DEVELOPMENTS



Gateway Boulevard Centre

- Buildings 3-7 29,658+ SF GLA
- Tenanted by Arby's & Taco Bell
- Newer 2023 Build



Alliance Centre Gateway

- 40,000+ SF GLA
- Half To Be Office Space, Half To Be Retail Space
- Expected To Be Completed By Q4 2024



New Shoppers Drug Mart

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Whitemud Drive VPD: 92,400

Gateway Boulevard VPD: 40,100

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PROPERTY PHOTOS





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