

FOR SALE

# EPC SOUTHTRAIL PLAZA

📍 4420 CALGARY TRAIL PLAZA

High-profile Retail / Professional Office Building fronting onto Calgary Trail - One of Edmonton's busiest retail traffic corridors.



# THE OFFERING

Cushman & Wakefield ULC and Cushman & Wakefield Edmonton (together as “C&W”) are pleased to present a 100% freehold interest in EPC South Trail Plaza in Edmonton - a premier retail and professional office complex offering strong income stability and exceptional exposure along one of the city’s busiest commercial corridors.

Completed in 2019, the property comprises two modern, two-storey buildings totaling approximately 58,071 square feet of medical, office, and ground-floor retail space, complemented by a standalone drive-through pad.

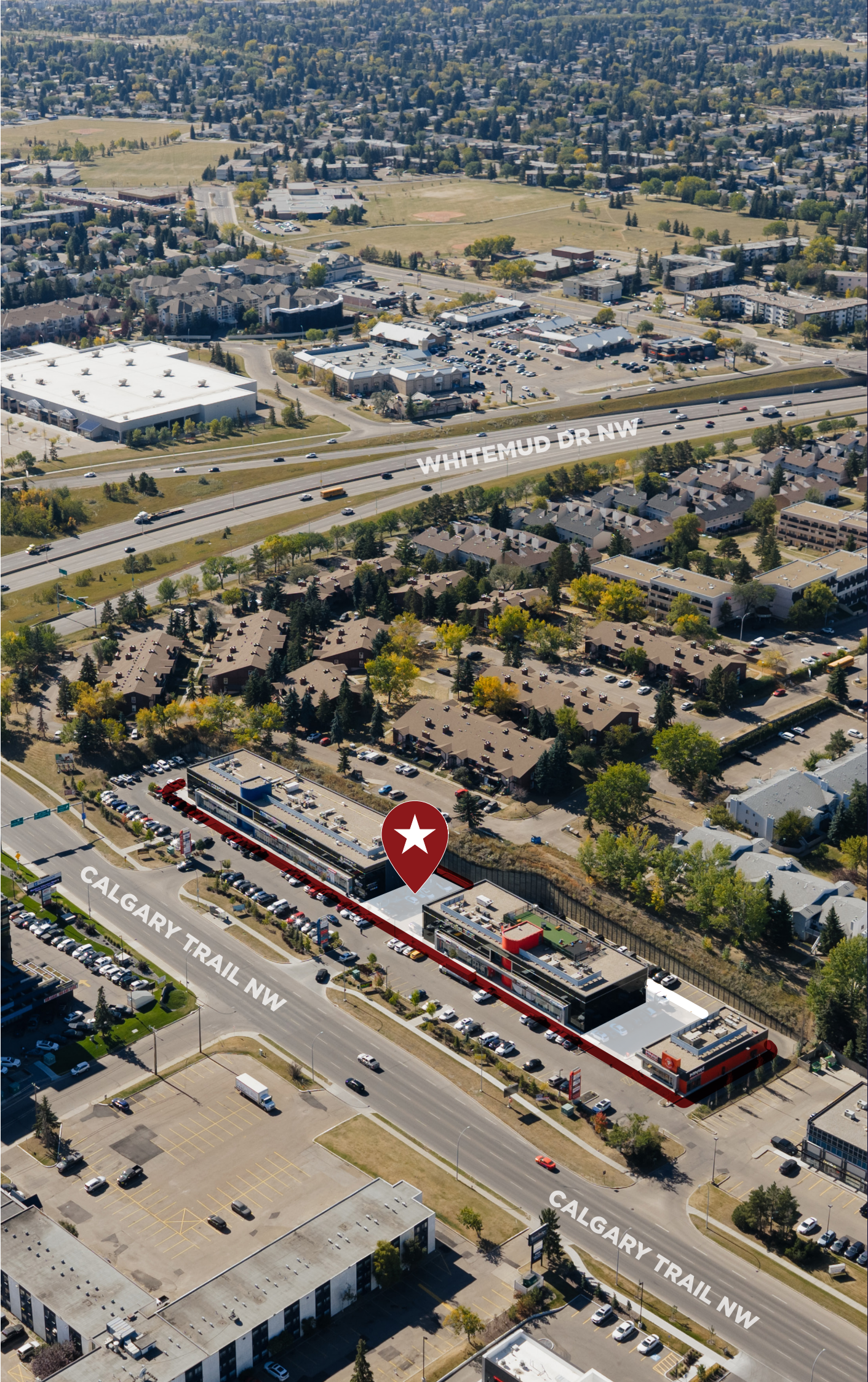
Strategically positioned at the high-profile intersection of Calgary Trail and Whitemud Drive, EPC South Trail Plaza offers outstanding visibility and direct access to major arterial routes, providing seamless connectivity to all areas of Edmonton and surrounding communities.

The plaza features a diverse and resilient tenant mix, including a variety of medical, service, and retail users anchored by established national and local businesses. This blend of tenancy delivers consistent cash flow, long-term stability, and a strong foundation for continued rent growth.

With its modern construction, assumable in-place mortgage, and prime south Edmonton location, EPC South Trail Plaza represents a compelling opportunity to acquire a high-quality, income-producing asset within one of Alberta’s most active retail and professional corridors.

# 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 | 21                                             |
| PARKING STALLS    | 172 Surface Parking Stalls (2.97 per 1,000 SF) |
| OCCUPANCY         | 98% Leased                                     |
| WALT              | 6 years & 11 Months                            |
| PRICE             | Contact Listing Agents                         |



# INVESTMENT HIGHLIGHTS



98% Leased Plaza



Assumable In-Place Financing



Prime Location with Exceptional Visibility along Calgary Trail



Recently Built in 2019



Standalone Pad Anchored by Popeyes Louisiana Kitchen



Projected 32.8% Population Growth within 1 KM Radius



Ample Surface Parking

## Assumable In-Place Mortgage

|               |                    |
|---------------|--------------------|
| Loan amount   | \$20,945,000       |
| Interest Rate | 4.97%              |
| Term          | 4.5 years          |
| Amortization  | 23 years remaining |

# 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.

# 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 |



# SURROUNDING DEVELOPMENTS

1

## Gateway Boulevard Centre

- Buildings B3-B7  
29,658+ SF GLA
- Tenanted by Arby's & Taco Bell
- Newer 2023 Build



2

## Alliance Centre Gateway

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



3

## EVER Square

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



4

## Southgate Centre

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



# AERIAL MAP



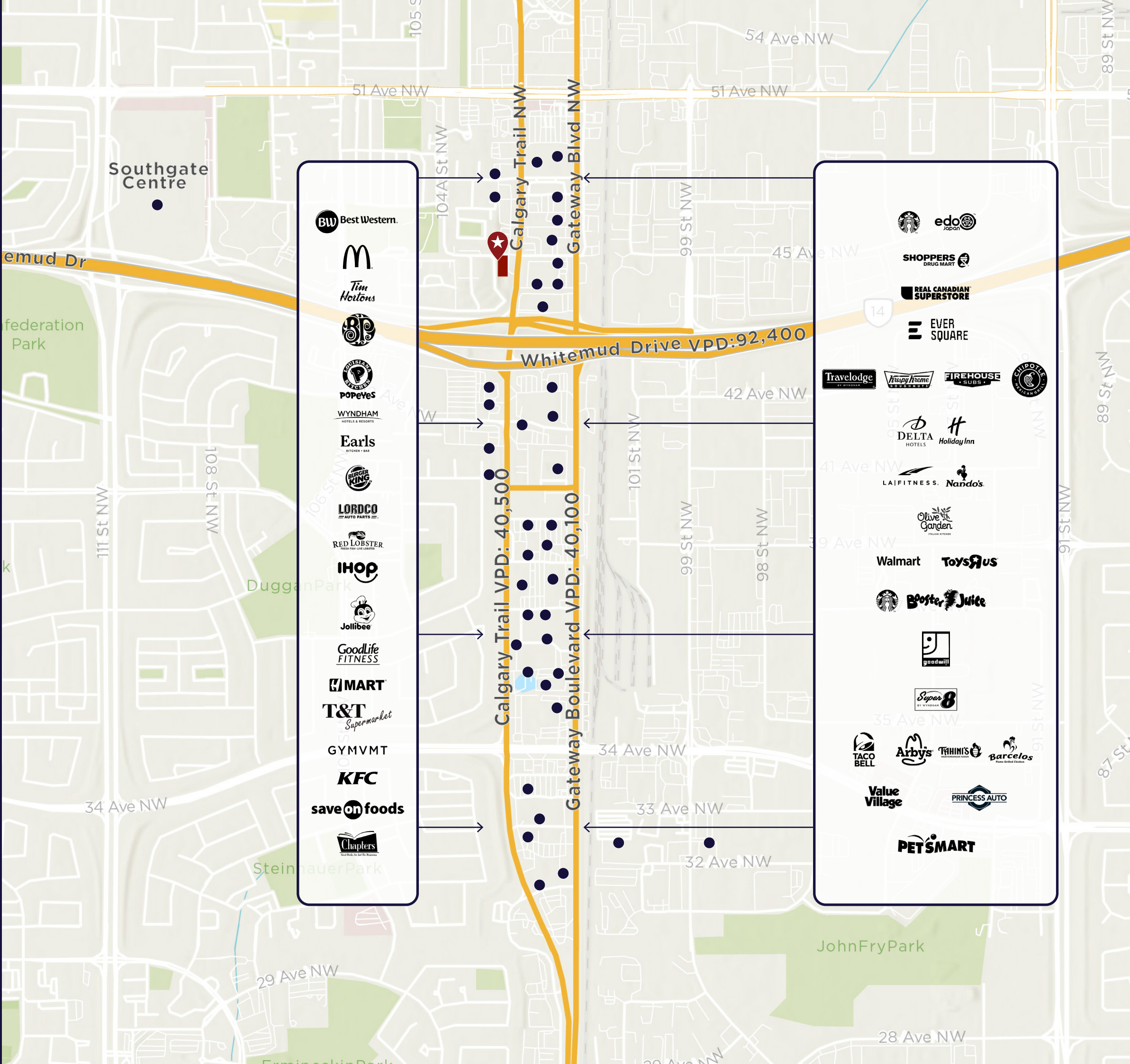
Major Employment Node  
(20M+ SF of Industrial & Office)



5-Mins to South  
Edmonton Common



15-Mins to Downtown  
Edmonton



# PROPERTY PHOTOS



FOR SALE

# EPC SOUTHTRAIL PLAZA

📍 **4420 CALGARY TRAIL PLAZA**

**High-profile Retail / Professional Office Building  
fronting onto Calgary Trail - One of Edmonton's  
busiest retail traffic corridors**

**GARY KILLIPS, B.COMM.**  
Founding Partner  
Retail Sales and Leasing  
+1 780 917 8332  
gary.killips@cwedm.com

**BRETT KILLIPS, B.COMM., CCIM**  
Partner  
Retail Sales and Leasing  
+1 780 993 1676  
brett.killips@cwedm.com

**NICHOLAS HREBIEN**  
Senior Associate  
Office Sales, Leasing & Investment  
+1 780 917 8345  
nicholas.hrebien@cwedm.com

**PETER GIBSON**  
Personal Real Estate Corporation  
Executive Vice President  
Investment Sales  
+1 604 640 5830  
peter.gibson@ca.cushwake.com

**FALISHA SAGGU**  
Personal Real Estate Corporation  
Senior Associate  
Investment Sales  
+1 604 640 5807  
falisha.saggu@cushwake.com

©2025 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

