

GATEWAY BLVD CENTER

3605 Gateway Boulevard, Edmonton, AB

761 – 6,005 SF

COMMERCIAL RENTAL UNITS
AVAILABLE

RETAIL FOR LEASE



- **From 761 SF up to 6,005 SF available immediately**
- Exceptional exposure along Gateway Boulevard with over 47,000 vehicles per day
- Strong existing tenant mix including Arby's, KFC, Taco Bell, Tahini's, Barcelos, Q-Nails and more
- Ideal for restaurants, medical, professional services and destination retail with ample parking, patio opportunities and pylon signage

GABRIEL LORIEAU

Partner

780.222.4229

gabriel.lorieau@omada-cre.com

ERIC SLATTER

Partner

780.686.3742

eric.slatter@omada-cre.com

PROPERTY FEATURES

Vacancy	761 SF - 6,005 SF
Available	Immediately
Municipal	3605 Gateway Boulevard, Edmonton, AB
Legal	Plan 01620808, Lots B & C
Access	Excellent access from Gateway Boulevard
Zoning	DC2 (Site Specific Development Control)
Basic Rent	Market
Op. Costs	Building 3: \$24.36 PSF Building 4: \$26.04 PSF (2026 est. includes admin fee)
Parking	3.6 stalls / 1,000 SF
Signage	Five pylon signs and excellent building signage
Tenant Mix	National and regional quick service restaurants, retail and personal services



THE OPPORTUNITY

Gateway Boulevard Centre is a highly visible retail destination located at the prominent intersection of Gateway Boulevard and 34 Avenue. The centre offers immediate leasing opportunities for a variety of retail, restaurant, medical and service users seeking exceptional exposure in one of Edmonton's busiest commercial corridors. With strong surrounding demographics, outstanding traffic counts, established national and regional tenants, patio opportunities, ample parking and multiple pylon signs, this is an ideal location for businesses looking to maximize visibility and customer access.



47,536 VPD ON
GATEWAY BOULEVARD



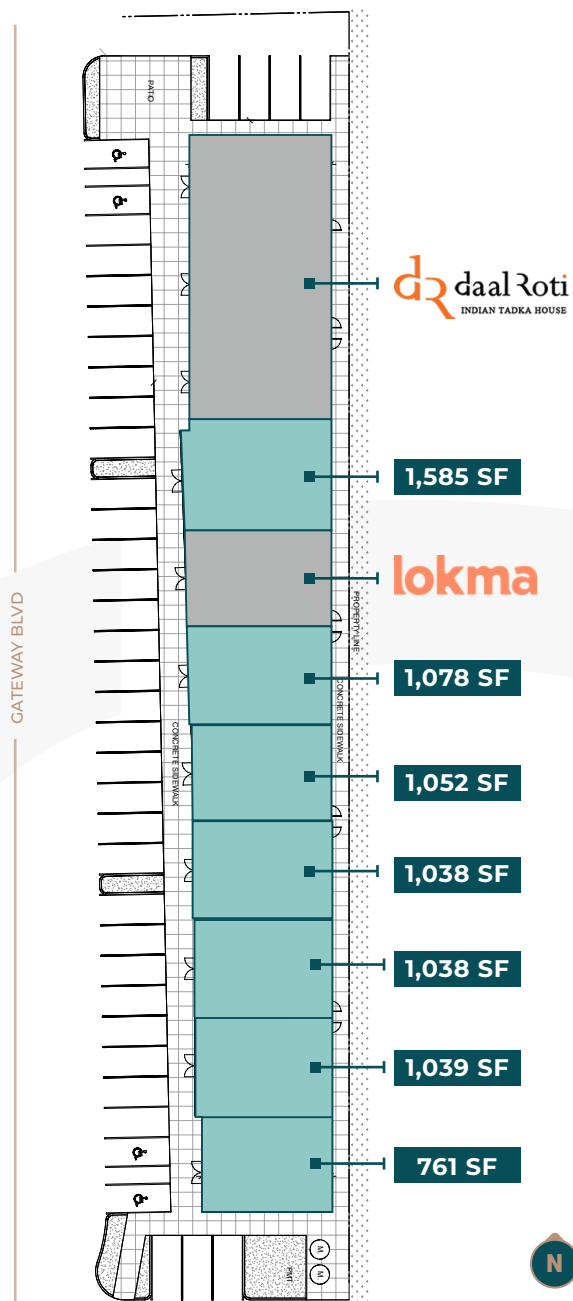
27,384 VPD ON
34 AVENUE



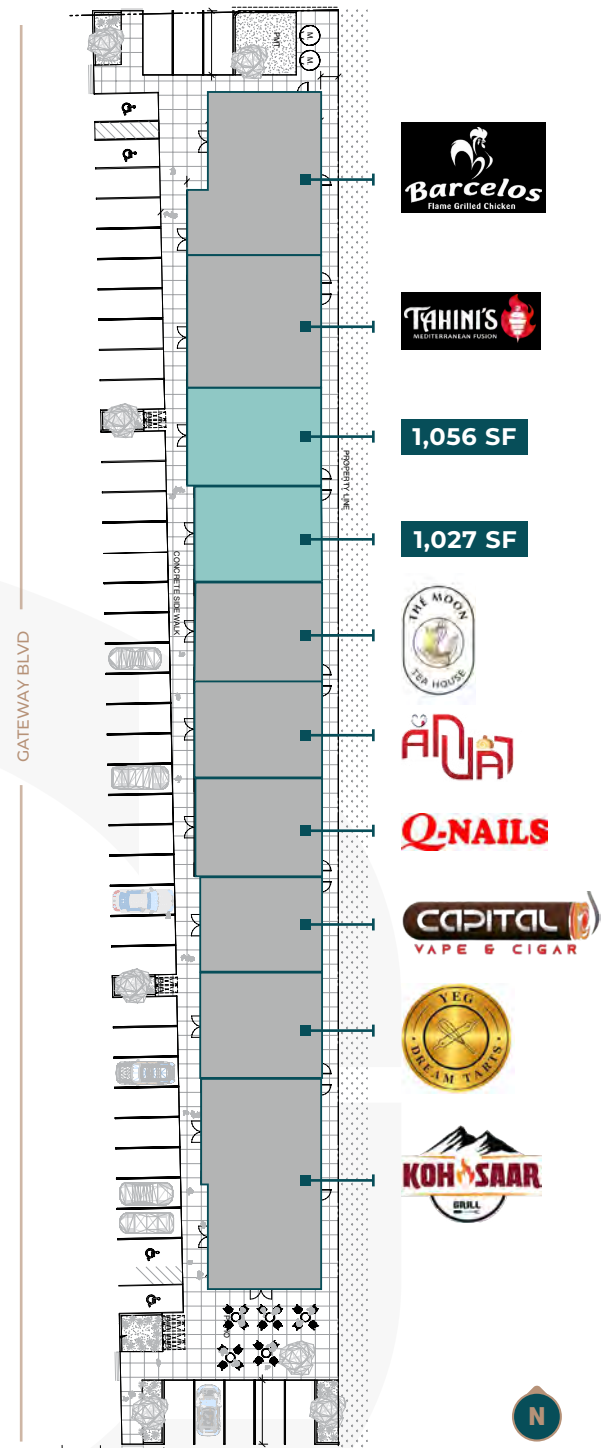
POPULATION WITHIN
5 KM: 143,022

SITE PLAN

BUILDING 03



BUILDING 04





2 KM RADIUS

DAYTIME POPULATION

20-39 YRS

AVERAGE HOUSEHOLD INCOME

GABRIEL LORIEAU

ERIC SLATTER

Partner
780.686.3742
eric.slatter@omada-cre.com

