



South Trail Plaza

885 sf & 1,625 sf Retail Bays Available



Save-On-Foods anchored shopping centre centrally located between two of Edmonton's busiest north-south arterials, Calgary Trail and Gateway Boulevard



Gateway Boulevard and Calgary Trail are home to numerous mid and large box retailers (T&T, H-Mart, Walmart, etc.) that provide a regional draw across South Edmonton



Location provides outstanding access to residents across SW and SE Edmonton, the two fastest growing areas in the greater Edmonton region

Get in Touch

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Location Overview

South Trail Plaza occupies a strategic location nestled between the prominent commercial arteries of Calgary Trail and Gateway Boulevard in Edmonton, a bustling retail corridor featuring a diverse mix of businesses, including department stores, grocers, hardware stores, restaurants and automotive dealerships.

Demographics (within 5km)

(Sitewise 2024)

 **150,014**
Population

 **57,996**
Households

 **39.1**
Median age

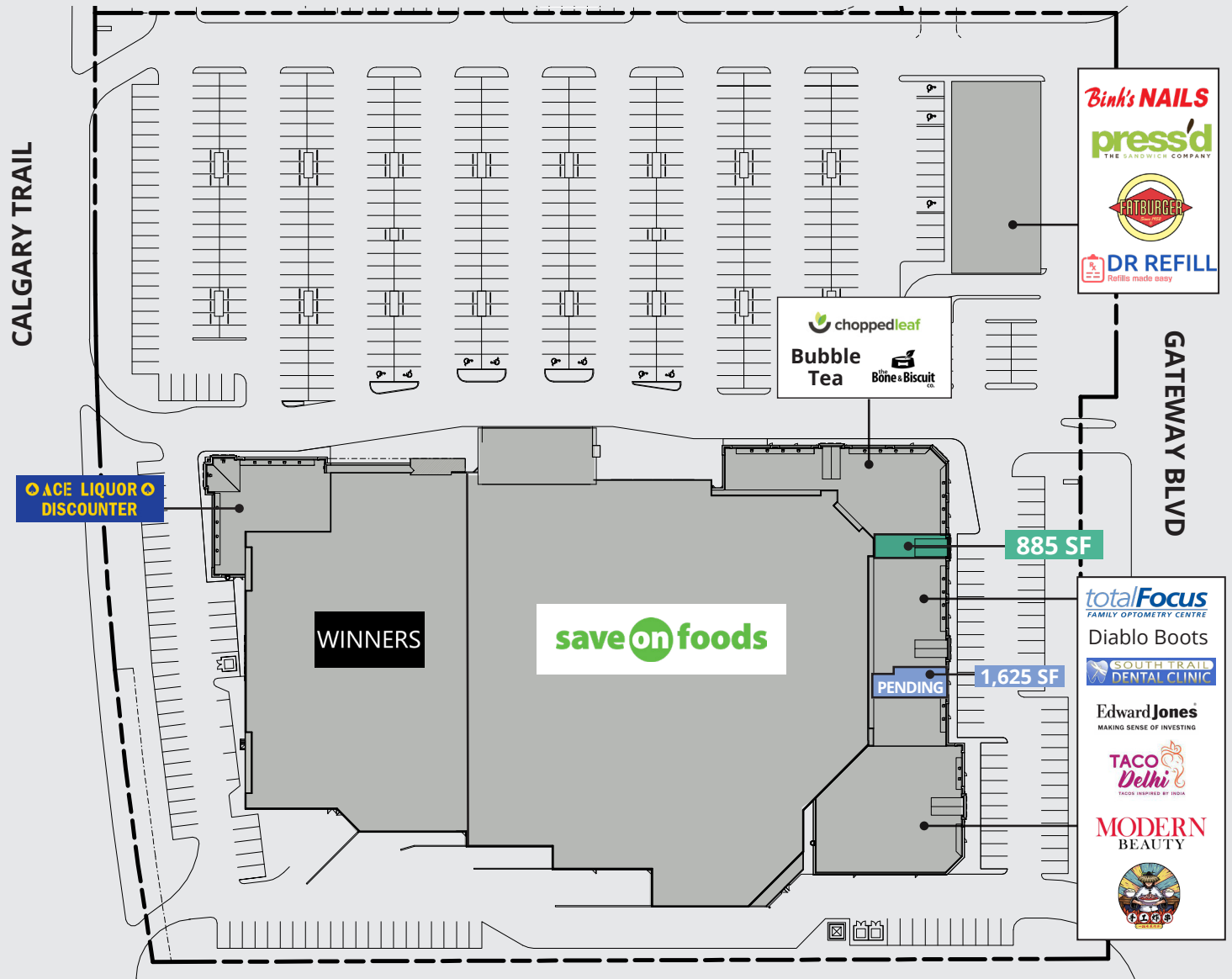
 **\$123,919**
Average household income

 **3.0**
Average family size



South Trail Plaza

Availability Overview



OFFERING SUMMARY

Zoning:	CSC- Shopping Centre Zone	Available:	Unit 3342: 885 sf Unit 3332: 1,625 sf
Parking:	Surface	Operating Costs & Taxes:	CAM: \$4.88 psf Taxes: \$6.49 psf
Lease Rate:	Market		Total: \$11.37 psf (2025)

*Plus management fee and utilities for the premises

South Trail Plaza

For Lease
3318 Gateway Boulevard NW
Edmonton, AB



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