

FOR LEASE | 3318 Gateway Blvd, Edmonton, AB



SOUTH TRAIL PLAZA

1,625 SF Retail Bay 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 NW Edmonton, the two fastest growing areas in the greater Edmonton region

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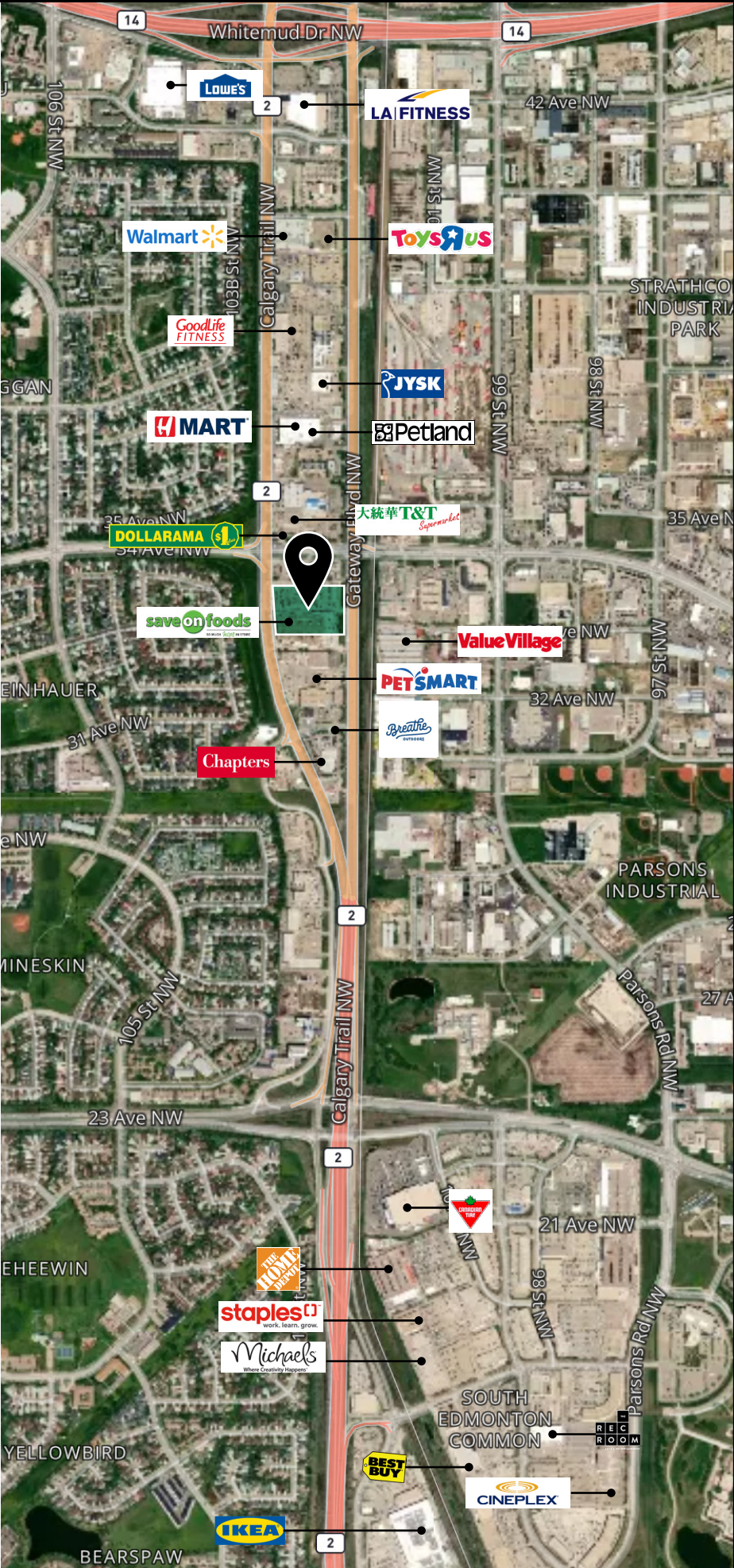
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FOR LEASE

3318 GATEWAY BOULEVARD, EDMONTON, AB



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)



150,014
Population



57,996
Households



39.1
Average age



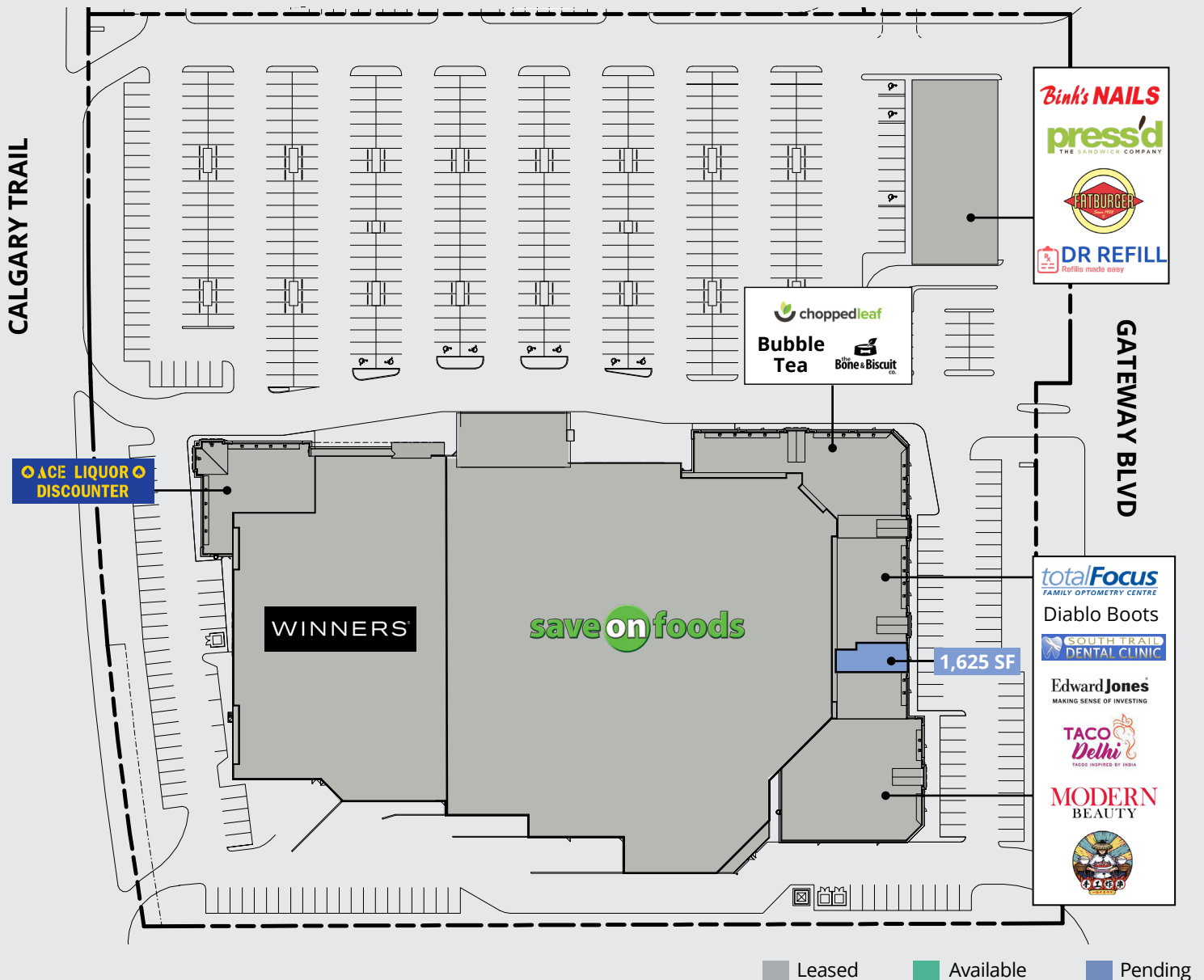
\$123,919
Average household income



3.0
Average family size

(Sitewise 2024)





OFFERING SUMMARY

AVAILABLE

Unit 3332: 1,625 sf

ZONING

CSC - Shopping Centre Zone

PARKING

Surface, ample

LEASE RATE

Market

OPERATING COSTS

CAM: \$5.79 psf Property Tax: \$7.23 psf

Total: \$13.02 psf (2026)

**Plus management fee and utilities for the unit*

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Get in touch.

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