

SABLE REALTY



FOR LEASE

1,296 SF CRU Prominently Located on Calgary Trail

SUMMER BREEZE SHOPPING CENTRE

4116 Calgary Trail NW, Edmonton, AB

NOAH ISSA

Vice President
780-236-5723
noah@sablerealty.ca

ALI SHABEN

President, Broker/Owner
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM

Associate
780-807-6597
msalem@sablerealty.ca



1,296 SF CRU in Major Retail Corridor

Summer Breeze Shopping Centre benefits from high exposure from Calgary Trail (southbound) and Whitemud Drive with a high daily traffic count. Located in a major retail corridor, and anchored by national tenants including Lordco Auto Parts, Sleep Country, A&W, Sherwin-Williams and more, it is an ideal location for a restaurant, veterinary clinic, personal services, professional offices, or general retail.

PROPERTY DETAILS

Municipal Description	4116 Calgary Trail NW Edmonton AB
Legal Description	Plan 9423426 Block 35 Lot 5B
Zoning	DC2
Vacant Unit Size	1,296 SF
Base Rent	Market
Additional Rent	\$19.97 PSF (2026 Estimate)
Parking	175 Surface stalls
Signage	Fascia & Pylon
Utilities	Included



FOR LEASE
4116 Calgary Trail
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

DEMOGRAPHICS (2KM RADIUS)

40,915

DAYTIME POPULATION

21,489 residents
8.5% growth (2018-2024)
4.1 % projected growth (2024-2029)

36.6%

20-39 YEARS

0-19 yrs = 18.2%
40-59 yrs = 22.8%
60+ yrs = 22.4%

\$100,110

AVERAGE HOUSEHOLD INCOME

26.1% earn \$60-100,000
37.1% earn \$100,000+

43,363

VEHICLES PER DAY ON CALGARY TRAIL

4,429 VPD on 42 Avenue
20,703 VPD on Whitemud Drive Exit
Drive Exit



MARKET INSIGHT

The center is well-positioned to serve professional services, general retail, home improvement needs and complementary uses. Located on a major corner in South Edmonton along Calgary Trail and Whitemud Drive, accessible and visible to morning and evening commuter traffic. This location offers exceptional connectivity to all parts of the city. Rarely do we see retail vacancy in this part of the City of Edmonton.

HIGH TRAFFIC & HIGH EXPOSURE LOCATION

AMPLE SURFACE PARKING

FLEXIBLE ZONING

DENSE RESIDENTIAL NODE

FOR LEASE
4116 Calgary Trail
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

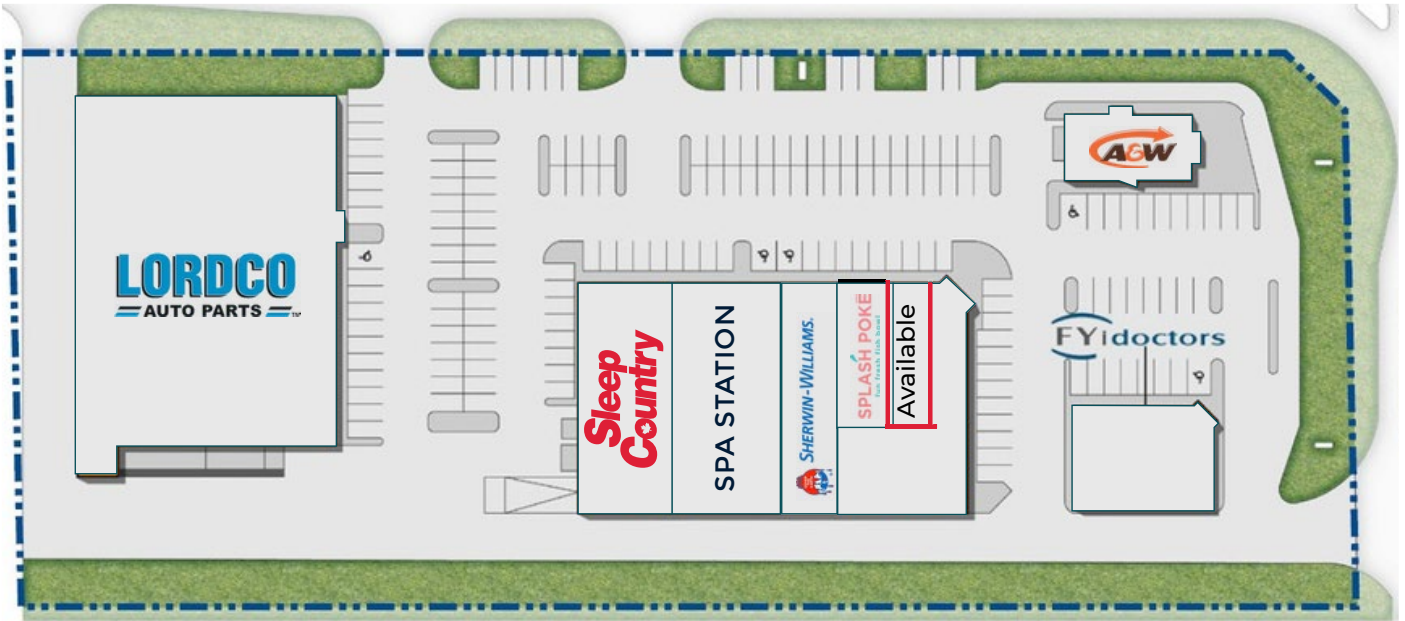
MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY

SITE PLAN

42 AVENUE

CALGARY TRAIL SOUTH



FOR LEASE
4116 Calgary Trail
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY



This document has been prepared by Sable Realty for advertising and general information only. Sable Realty makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Sable Realty excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom.

FOR LEASE
4116 Calgary Trail
Edmonton AB

NOAH ISSA
780-236-5723
noah@sablerealty.ca

ALI SHABEN
780-446-8622
ali@sablerealty.ca

MAHMOUD SALEM
780-807-6597
msalem@sablerealty.ca

SABLE REALTY