

FOR LEASE

3940 GATEWAY BOULEVARD, EDMONTON, AB

47,275 square feet of space in Edmonton, Alberta.
Located in Southpark Village Mall, 1 km south of AB-14.

KEY FACTS

Retail Space Available

47,275 sf

Possession Date

Flexible

Minimum Rent

Contact Listing Agent

CAM

\$2.00 psf

Realty Tax

\$5.20 psf

Landlord's Work

As Is

DEMOGRAPHICS

2024 Est. Population

54,413 (3km radius) 145,994 (5km radius)

Avg. Hsld. Income

\$103,418 (3km radius) \$120,456 (5km radius)

Median Age

37.4 (3km radius) 38.2 (5km radius)

% Pop. Change 2024-2029

8.7% (3km radius) 8.2% (5km radius)

SITE PLAN



AREA MAP

