

# South Park Centre

3803 Calgary Trail North, Edmonton, AB, T6J 7A9

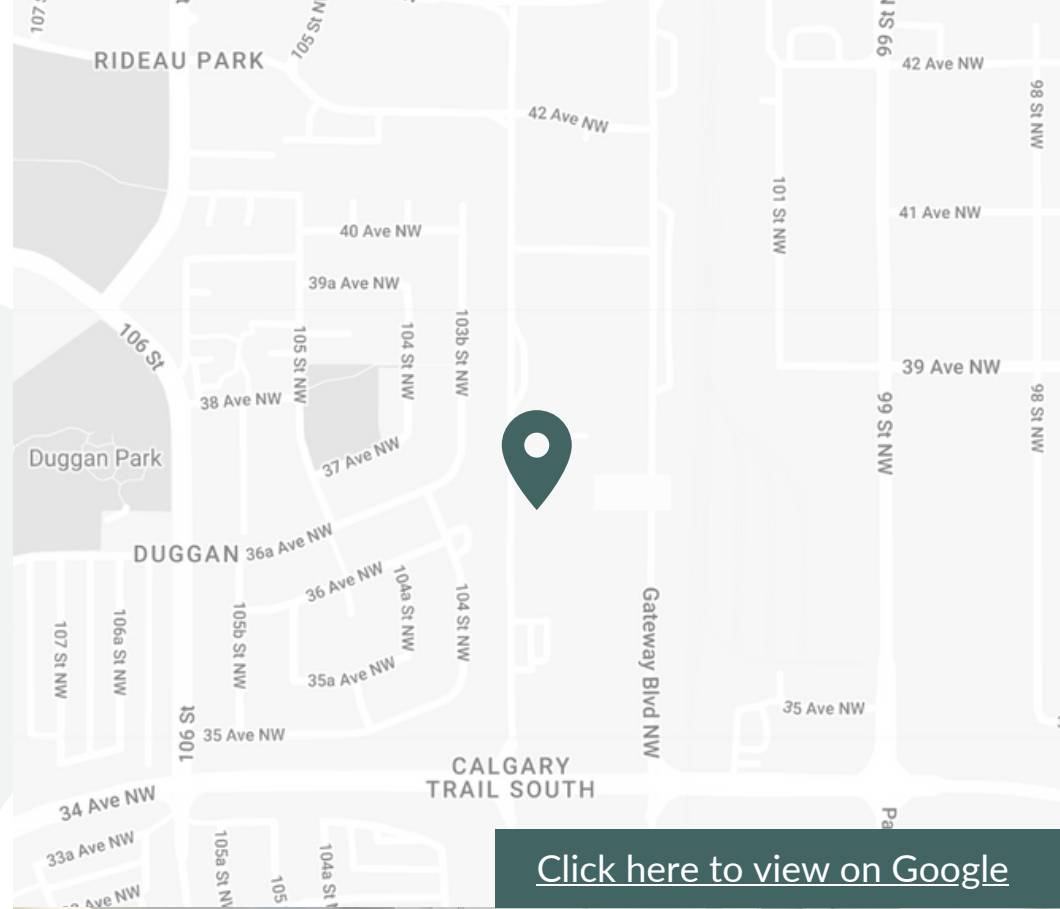


Turn-key 3,123 sf orthodontist/surgery clinic in Edmonton's South Park neighbourhood



# The Ultimate Location

Ideally situated between Calgary Trail and Gateway Boulevard is South Park Centre. This 379,000 sf centre is anchored by a 90,000 sf Walmart, a 34,600 sf Goodlife, and a 43,000 sf H Mart. South Park Centre is a one-stop shopping destination featuring a strong mix of national and local retail and service tenants. South Park Centre caters to over 148,000 residents within a 5km radius, with an average household income of over \$107,000. Tenants enjoy strong visibility to Calgary Trail and Gateway Boulevard, with combined daily traffic of 44,000 vehicles.



# Space Features

Located in the heart of Edmonton's south Park neighbourhood, this 3,123 sf unit provides a newly renovated, turn-key Orthodontist clinic. With over \$1 million in new renovations, this state of the art clinic is the perfect space for your new business location.



# Neighborhood Features



17-MINUTE DRIVE TO DOWNTOWN EDMONTON



14-MINUTE DRIVE TO THE UNIVERSITY OF ALBERTA



EXCELLENT EXPOSURE AND ACCESS TO CALGARY TRAIL AND GATEWAY BLVD



Nearest Bus line  
South Park Centre South Entrance



Nearest Rail line  
Century Park Station



Population (5km)  
149,284



Household Income (5km)  
\$119,013



Households (5km)  
57,812



Traffic count  
44,200

## Amenities and Tenants



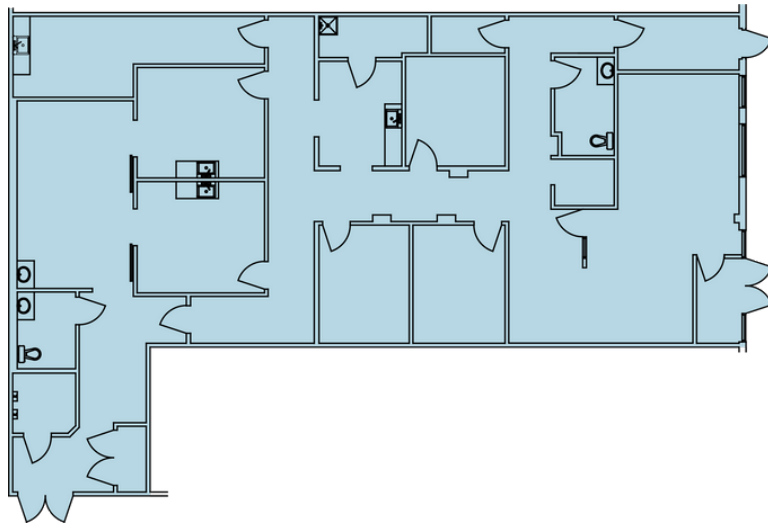


# Unit: 21260-C01134A

3,123 SF

<b>Size</b>	3,123 SF
<b>Unit Number</b>	21260-C01134A
<b>Available</b>	Immediately
<b>Ideal Use</b>	Ortho/surgery clinic, dentist, specialist
<b>Additional Rent*</b>	\$14.68 psf

**Notes** Newley renovated, turn key orthodontist office with over 35' of frontage and multiple signage opportunites



[Click here to view virtual tour](#)

\*2023 estimates

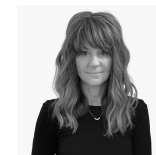
## South Park Centre Legend

- |   |                            |   |                                 |
|---|----------------------------|---|---------------------------------|
| A | Beaners Fun Cuts for Kids  | N | OXFORD LEARNING                 |
| B | Xing Fu Tang               | O | Available 3,138 sqft            |
| C | Gateway Dental             | P | Edible Arrangements             |
| D | Mucho Burrito              | Q | Coming Soon                     |
| E | Best Juice                 | R | Alberta Health Services         |
| F | Friends Mobile             | S | Pennington's                    |
| G | LUX LEAF CANNABIS          | T | Nomiya Sushi & Ramen Restaurant |
| H | Starbucks                  | U | Coming Soon                     |
| I | Thai Express               | V | D SPOT DESSERT CAFE             |
| J | Jollibee Chicken & Burgers | W | BOARDWALK (UNDER DEVELOPMENT)   |
| K | Sally Beauty Supply        |   |                                 |
| L | HERC'S NUTRITION           |   |                                 |
| M | Kingsway Liquor & Wine     |   |                                 |





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