



Leasing Opportunity

South Park Centre

3803 Calgary Trail North, Edmonton, Alberta

1,143 sf

Operating Costs*
\$16.83

Available
December 2025

Ideal Uses:
Restaurant, Retail

3-minute walk to South Park Centre South Entrance bus stop (230.0m)

8-minute drive to Southgate station (3.2km)

15-minute drive to University of Alberta (7.9km)

Population (5km)
150,000

Household Income (5km)
\$121,000

Households (5km)
59,000

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*2026 Estimated Rates



Availability

1,143 sf



39 A AVENUE

GATEWAY BOULEVARD ONE WAY

