



# Leasing Opportunity

## South Park Centre

3803 Calgary Trail North, Edmonton, Alberta

1,143 sf

Available  
Immediately

Ideal Uses:  
QSR, Restaurant

- Note:
- Venting possible
  - End cap unit with exposure to Calgary Trail

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

