

SOUTH EDMONTON BUSINESS LANDS



Innovation. Visibility. *Flexibility.*

Build your future at the centre of exponential growth.

The most visible transportation hub in Edmonton – Near rail, road & air.

SOUTH EDMONTON BUSINESS LANDS - KEY BENEFITS



High income population

The surrounding area is characterized by an educated population with a higher than average household income, and above average expenditures.



Flexible uses

This area provides flexibility for your intended usage (anything from restaurants to hotels and even auto dealerships). This area is perfectly suited for an innovative business or cluster to set up operations and thrive within this busy transportation hub in the City of Edmonton.



High-visibility

Edmonton Business Campus is at the intersection of Alberta Highway QEII (Gateway Boulevard), and Ellerslie Road, and it is directly south of Anthony Henday Drive. Together, this areas sees over 220,000 vehicles per day and has excellent potential for your brand awareness.



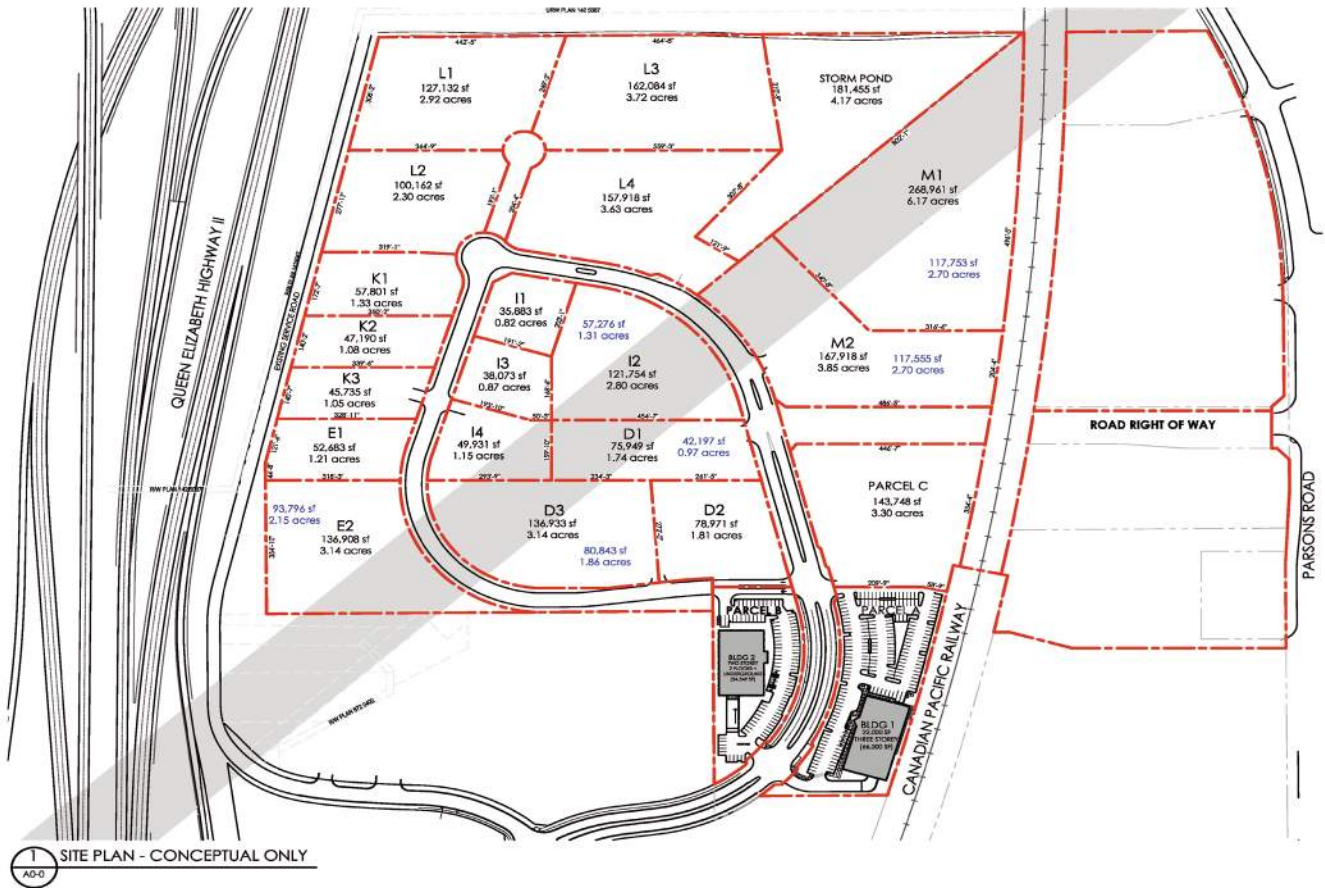
Transportation options

Edmonton Business Campus is near several mass transportation options: railway and intermodal yard, provincial highway, municipal ring road, and passenger/commercial airport are all nearby.

Over 220,000
vehicles per day



AREA INFORMATION



Flexible Zoning

CB2 - General Business Zone

This zone provides the opportunity for businesses that require large sites and a location with good visibility and accessibility along, or adjacent to major public roadways. Examples include movie theatres and gas bars.

CB3 - Commercial Mixed Business Zone

This zone provides the opportunity for medium intensity commercial development near capacity transportation nodes. These include a range of business types such as restaurants and libraries.

Population

	3 KM	5 KM	7 KM	Edmonton
Population 2020	49,075	134,720	241,308	932,546
Population est. 2025	54,108	146,717	261,144	1,082,300
Households	13,252	41,247	76,130	360,828
Avg. HHI	\$131,049	\$118,346	\$119,330	\$112,619

Over \$118,000
Avg. Household Income



AREA STATISTICS

Area Expenditures

Trade Area Expenditures (vs Edmonton Average)	1 KM	% Comp to Edm	3 KM	% Comp to Edm	5 KM	% Comp to Edm	Edmonton Expenditures
Annual spending on Recreation	\$5,206.70	24.80%	\$4,737.80	13.56%	\$4,426.00	6.09%	\$4,172.00
Annual spending on Use of recreation facilities	\$610.66	22.38%	\$554.80	11.18%	\$520.62	4.33%	\$499.00
Annual spending on Admission fees to museums, zoos and other sites	\$87.73	46.22%	\$65.87	9.78%	\$58.36	-2.73%	\$60.00
Annual spending on Accommodation away from home	\$1,210.36	47.43%	\$1,037.05	26.32%	\$934.28	13.80%	\$821.00
Annual spending on Wholesale/retail memberships	\$66.37	3.70%	\$61.29	-4.23%	\$60.01	-6.23%	\$64.00
Annual spending on Purchase of automobiles, vans and trucks	\$7,148.31	2.47%	\$7,591.12	8.82%	\$7,377.44	5.75%	\$6,976.00
Annual spending on Household moving, storage and delivery services	\$77.83	16.16%	\$73.63	9.90%	\$70.10	4.63%	\$67.00
Annual spending on Health care services	\$141.38	-32.35%	\$170.77	-18.29%	\$183.13	-12.38%	\$209.00
Annual spending on Recreational Vehicles and Associated services	\$785.53	11.74%	\$764.64	8.77%	\$729.95	3.83%	\$703.00

Nearby Business Types

Business Types in Area	1 KM	3 KM	5 KM
Auto Service, Parts, + Tires	6	15	24
New/Used Car Dealers	7	10	21
Hotels	6	6	8
Sports + Recreation	0	5	5
Car + Truck Rentals	0	0	5
Hospital	0	1	2
Physical Therapy + Rehabilitation	0	0	1
Optical	0	1	1
Storage	0	2	2
Shared Offices + Coworking	0	0	0
Senior Living	0	0	0
Agricultural and Industrial Equipment + Supplies	0	0	0



POTENTIAL USES



AUTO DEALERSHIP



TRUCKING/LOGISTICS



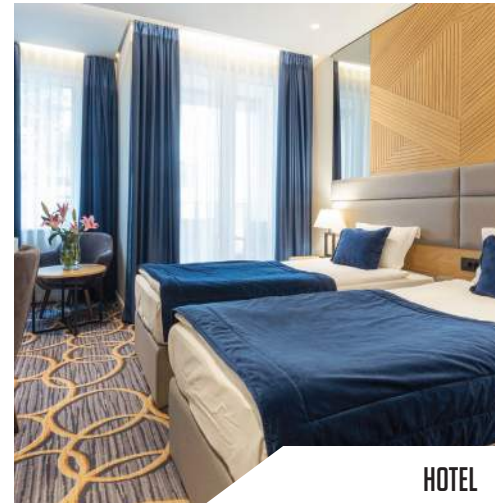
BUSINESS CONDO



INDUSTRIAL



MEDICAL OFFICE



HOTEL



SENIORS' HOME



STORAGE



DATA CENTRE

TRAFFIC AND TRANSPORTATION



TRAFFIC AND TRANSPORTATION



Destination Area	Minutes from SEBL
1 International Airport	11
2 Nisku Industrial Park	8
3 Light Rail Transit (Century Park Station)	7
4 Downtown Edmonton	21
5 Terwillegar Dr and Anthony Henday	10
6 Whitemud West and Anthony Henday	15
7 Yellowhead West and Anthony Henday	17
8 St. Albert Trail and Anthony Henday	23
9 97 Street and Anthony Henday	29
10 Manning Dr and Anthony Henday	33
11 Baseline Rd and Anthony Henday	17
12 Whitemud West and Anthony Henday	12

Int'l & Comm.
Airport

11 min

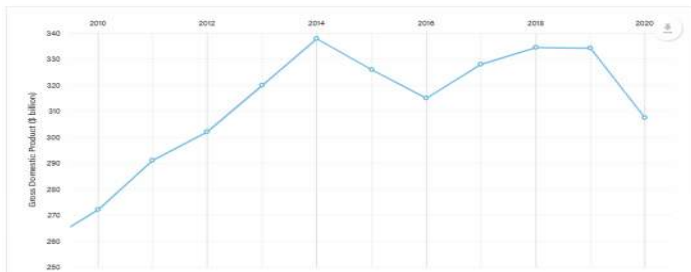
Intermodal/
Rail

8 min

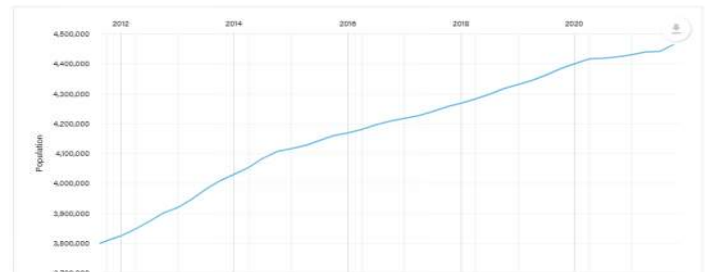
Future Hospital
(Starts 2023)

8 min

LOCAL & REGIONAL ECONOMY

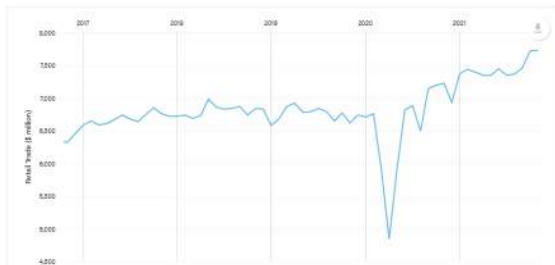


Provincial GDP

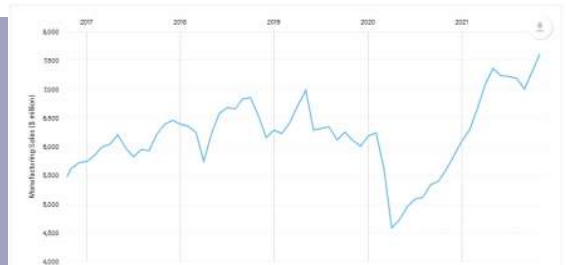


Population Growth

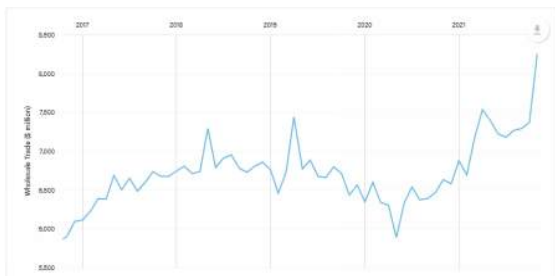
Retail trade



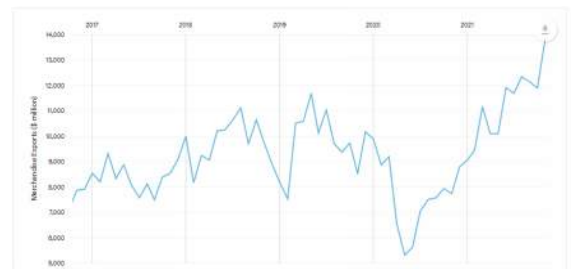
Manufacturing Sales



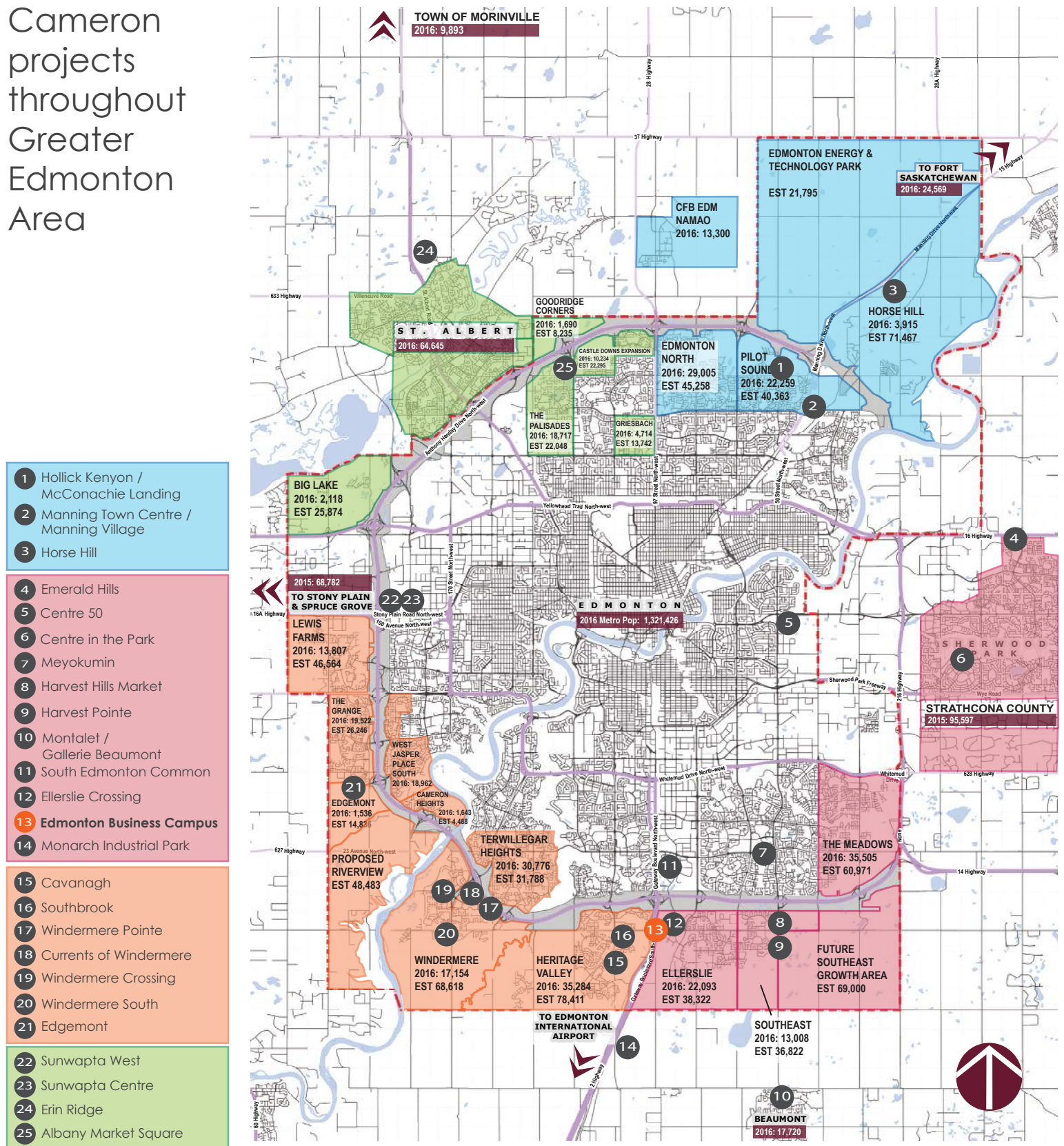
Wholesale trade



Merchandise Exports



Cameron
projects
throughout
Greater
Edmonton
Area



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