



# VISTA RIDGE

## A NATURAL LIFESTYLE



Victoria Trail NW &  
Hermitage Road  
Northeast Edmonton, AB



8 acre prime  
mixed-use site



24,000 SF building area;  
multi-family residential  
adjacent to parks & pond



[ForsterHarvard.ca](http://ForsterHarvard.ca)



**FORSTER  
HARVARD**  
DEVELOPMENT CORP





- Vista Ridge is situated on a ridge that descends toward the North Saskatchewan River and is adjacent to several parks, a dog-friendly open space, and a stocked trout pond.
- Good access from Yellowhead Trail / Hwy 16 with a traffic count of approximately 30,800 vehicles per day at the intersection of Victoria Trail NW and Hermitage Road.
- Close proximity to Anthony Henday Drive providing quick access to Edmonton and surrounding areas.
- Various amenities nearby including the Edmonton Soccer Centre East, Clareview Community Recreation Centre, Edmonton Public Library and six schools.



**1,491,000**

City of Edmonton  
CMA Population



**37**

City of Edmonton  
Median Age



**\$103,190**

Metro Edmonton Median Household  
Income



**Over 30,800 vpd**  
(vehicles per day)

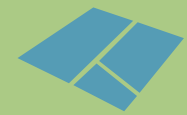
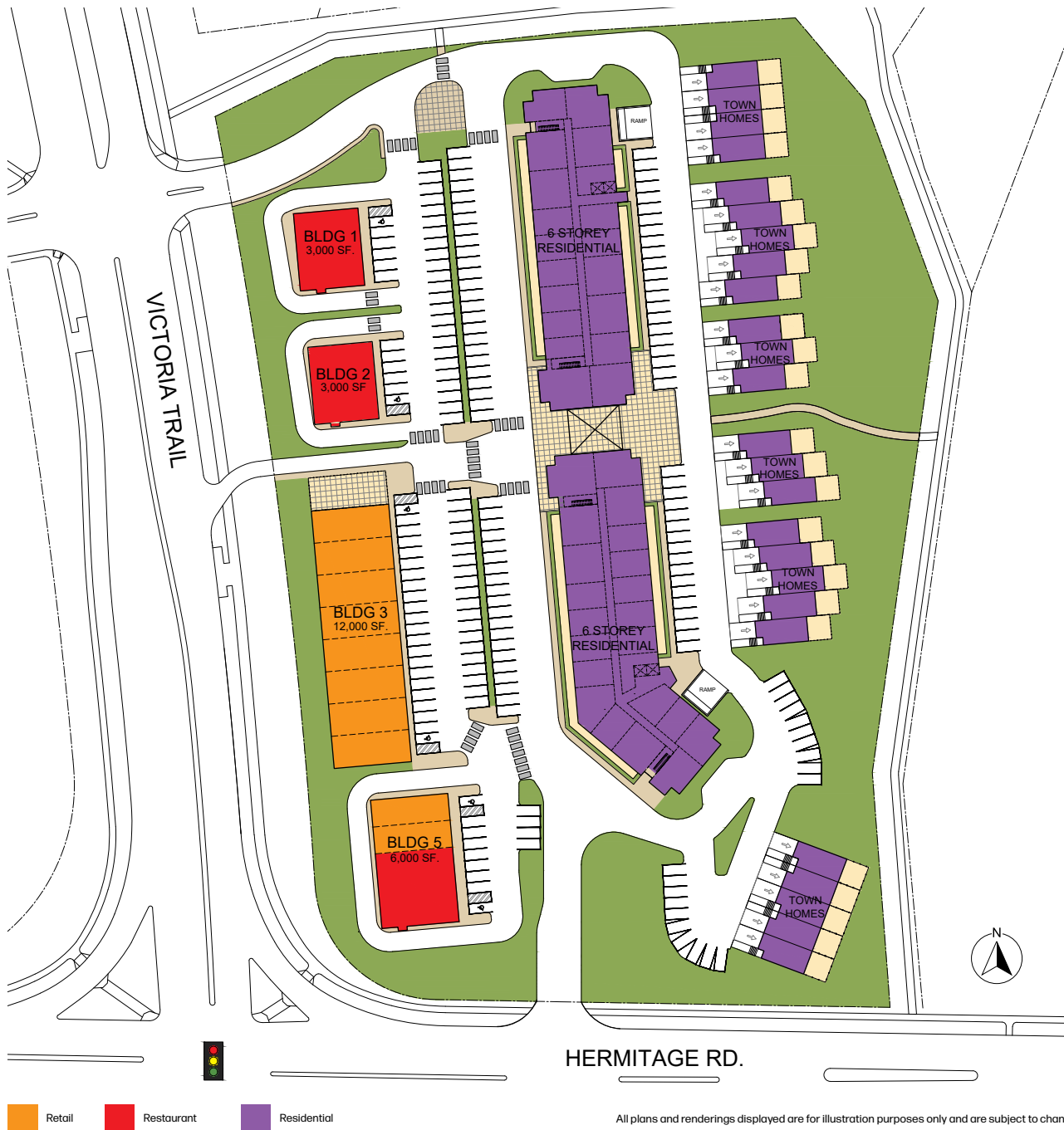
Average daily traffic count  
(Intersection of Victoria Trail NW and  
Hermitage Road)



**300K+ - 500K+**

Trade Area  
Primary: 300,000+  
Secondary: 500,000+





SITE AREA:  
8 acres



RETAIL:  
14,500 SF



RESTAURANT:  
9,500 SF



RESIDENTIAL:  
246 multi-family units  
25 town homes

All plans and renderings displayed are for illustration purposes only and are subject to change.



VISTA RIDGE



# VISTA RIDGE

## Dan Woychuk

Vice President, Retail Leasing

(306) 519-1628

Dan@ForsterHarvard.ca

## Kyra Winfield

Manager, Retail Leasing

(306) 533-1074

Kyra@ForsterHarvard.ca



**FORSTER  
HARVARD**  
DEVELOPMENT CORP

ForsterHarvard.ca

