



VISTA RIDGE

NEW NEIGHBOURHOOD RETAIL



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



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- 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+



■ Retail
 ■ Restaurant
 ■ Residential

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



SITE AREA:
8 acres



RETAIL:
14,500 SF



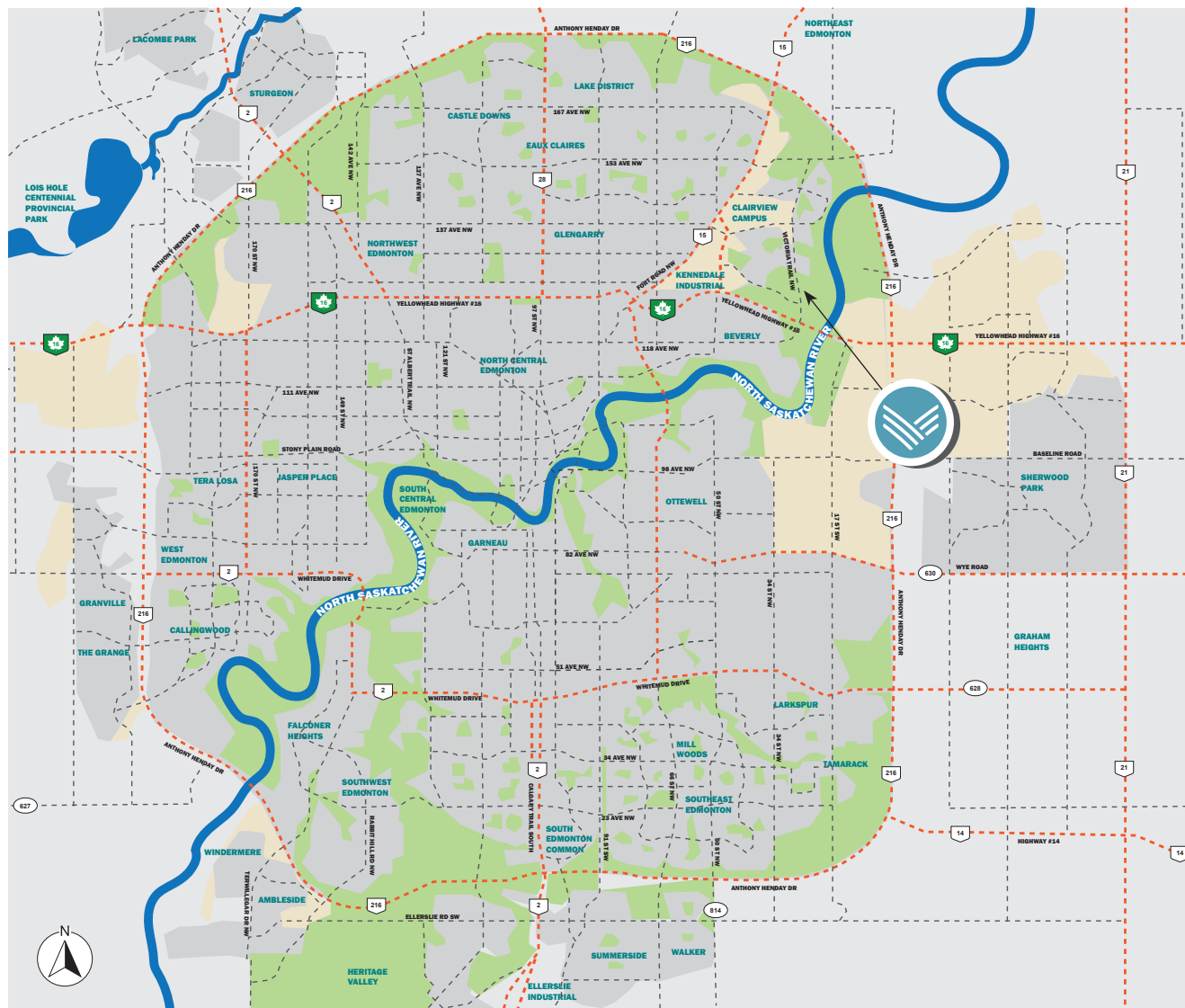
RESTAURANT:
9,500 SF



RESIDENTIAL:
262 multi-family units
25 town homes



VISTA RIDGE



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