

8 acre prime mixed-use site

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Victoria Trail NW & Hermitage Rd  
Northeast Edmonton, AB

31,000 SF building area;  
multi-family residential  
adjacent to parks & pond



- **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 all of 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**  
Average vehicles per day  
(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:**  
21,500 SF



**RESTAURANT:**  
9,500 SF



**RESIDENTIAL:**  
262 multi-family units  
20 town homes



**VISTA RIDGE**

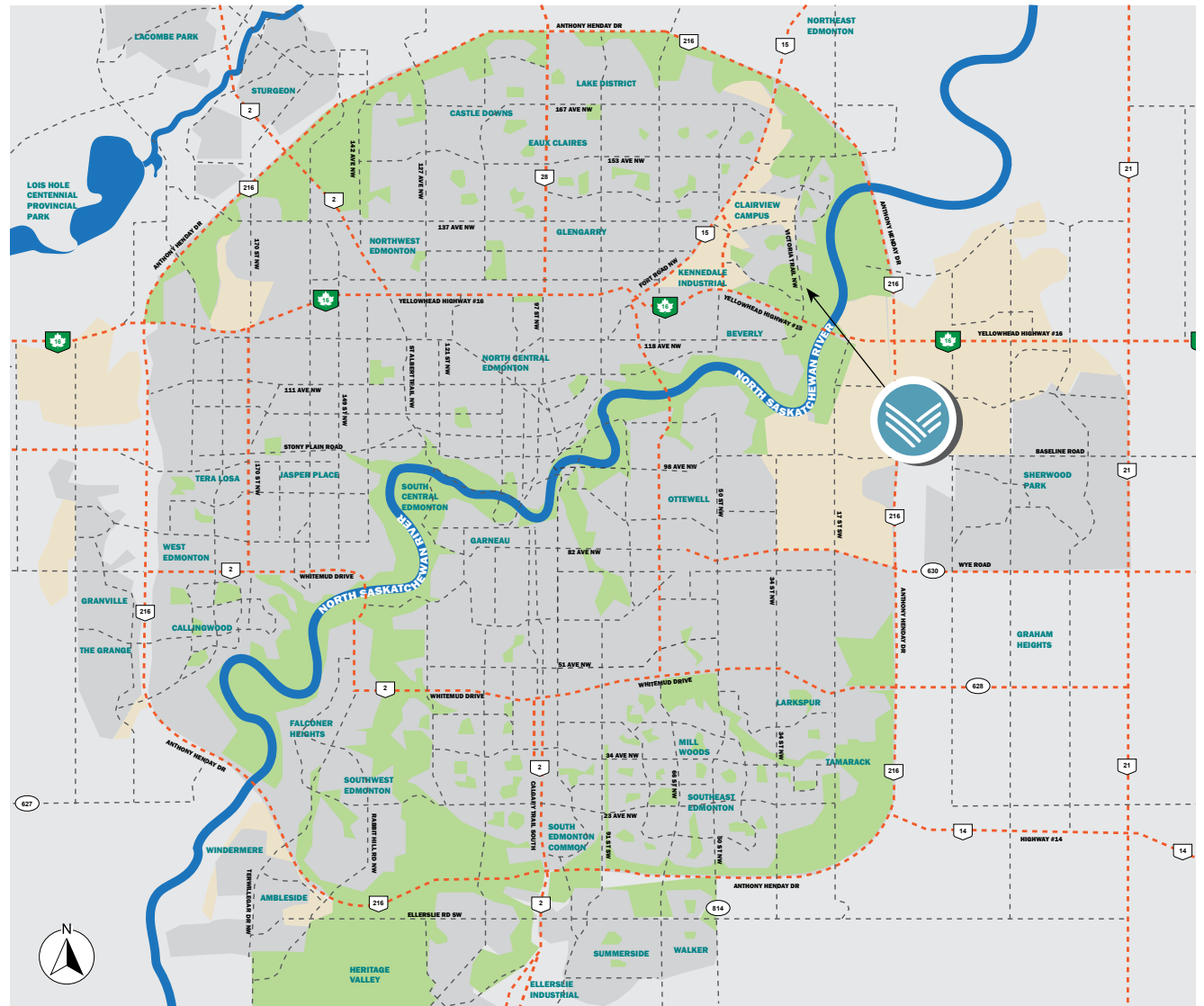


# VISTA RIDGE

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