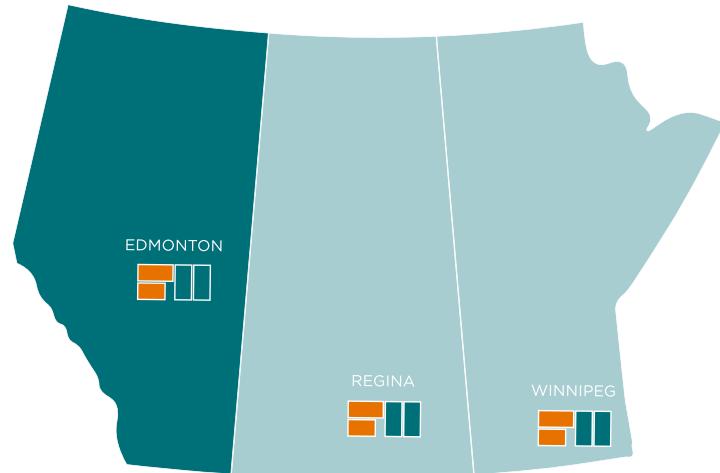




**FORSTER  
HARVARD**  
DEVELOPMENT CORP



**PHARMASAVE®**

A H ACTIVE HEALTH  
P T PHYSICAL THERAPY



**VISTA RIDGE**



8 acre prime mixed-use site



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



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+

Sources: Government of Alberta / Statistics Canada / City of Edmonton



■ 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



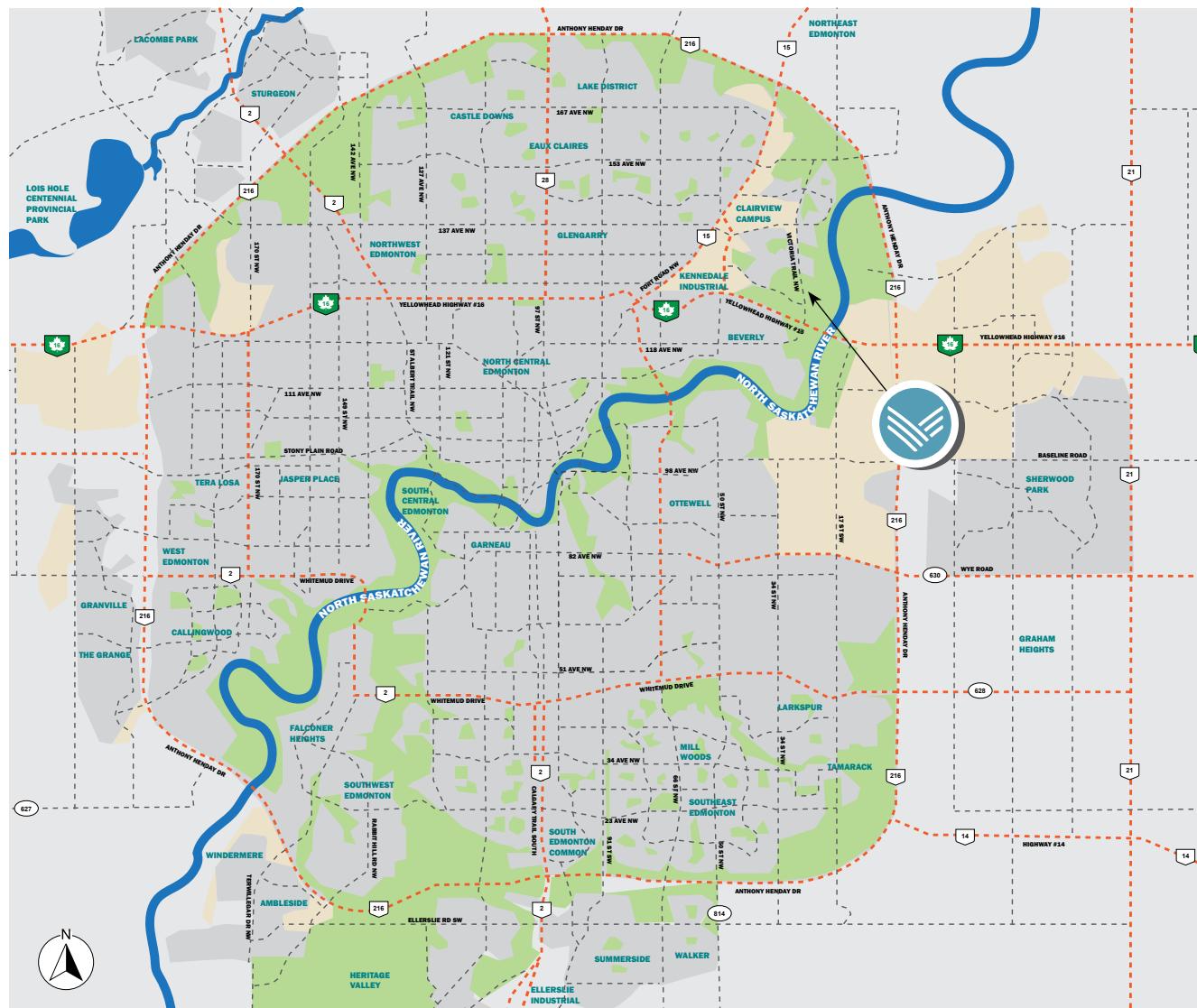
**RESTAURANT:**  
9,500 SF



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



# VISTA RIDGE



Dan Woychuk  
Vice President, Retail Leasing  
(306) 519-1628  
Dan@ForsterHarvard.ca



ForsterHarvard.ca

(January 2026)