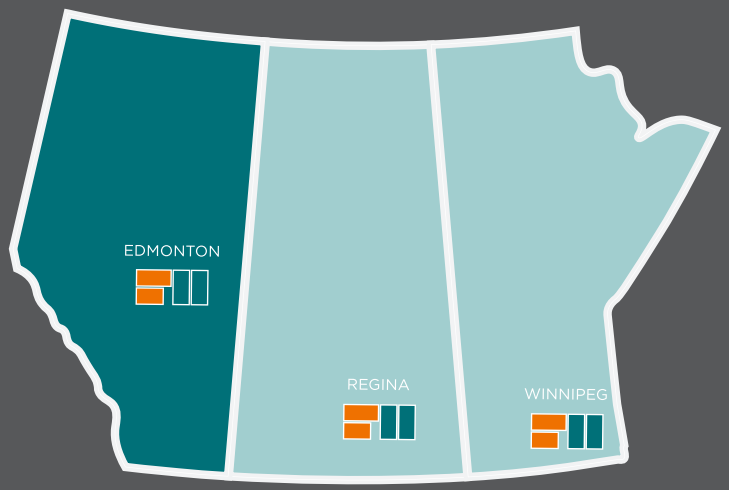
- 8 acre prime mixed-use site
- NE Edmonton, Alberta
- 31,000 SF building area
- ForsterHarvard.ca



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VISTA RIDGE



STARBUCKS®
A&W™
VISTA RIDGE CHILDCARE
PHARMASAVE®
edo japan™
AH ACTIVE HEALTH PT PHYSICAL THERAPY
Vista Dental



- **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 vehciles per day
Intersection of Victoria Trail NW and Hermitage Rd

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

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