



RIVERVIEW

199 STREET & 23 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

The final section of Edmonton's ring-road connected neighbourhoods is about to be developed in Edmonton's sought after southwest.

The vision behind Riverview's pedestrian-friendly main street shopping centre is ready for development. Qualico Properties is now seeking trusted anchor brands to partner with to help establish this forward-thinking mixed-use community.

- Mixed-use towers and nearby residential will put customers on your doorstep
- Modern site planning and quality materials will make Riverview a destination
- Continued development will bring over 50,000 new residents to the area

+ RIVERVIEW TRADE AREA



+ LOT PROJECTIONS/POPULATIONS RIVERVIEW & EDMONT

COMMUNITIES		2024 LOTS	2025 LOTS	2026 LOTS	2027 LOTS	2028 LOTS
Edgemont		4097	318	444	162	238
Rivers Edge		1114	625	898	218	460
The Uplands		983	860	350	0	1
Stillwater		1402	537	1732	42	0
Cameron Heights		794	-	-	-	-
LOTS EACH YEAR		8,390	2,340	3,424	422	699
TOTAL LOTS		8,390	10,730	14,154	14,576	15,275
TOTAL POPULATION	3.1 persons per Household	26,009	33,263	43,877	45,186	47,353

Cameron Heights 95% Build out

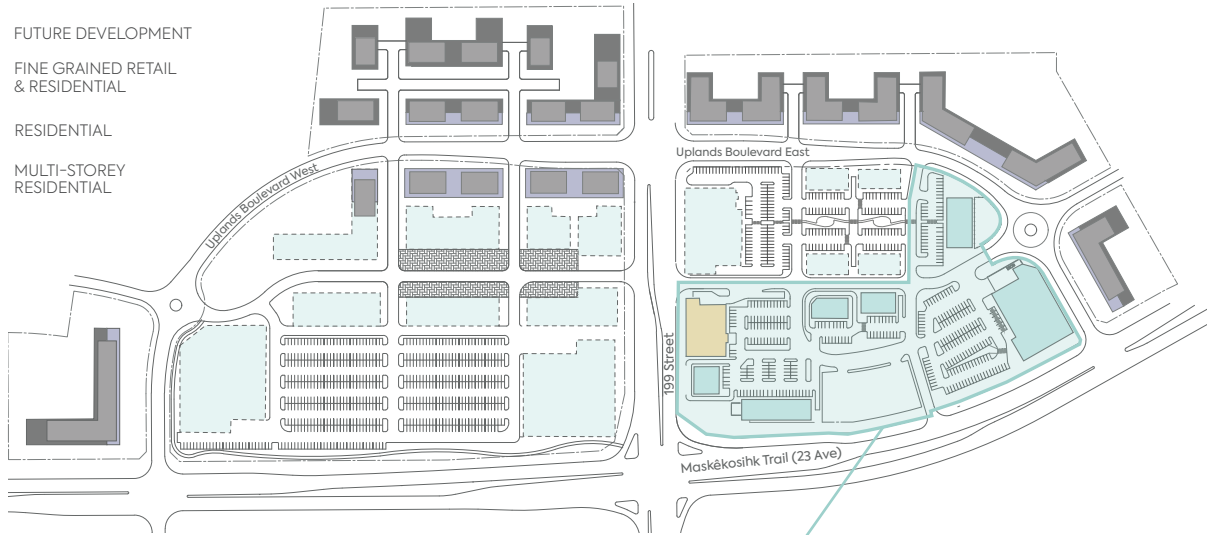
*Population data has been collected from multiple sources and has been provided with confidence at the time of printing.

+ SITE PLAN

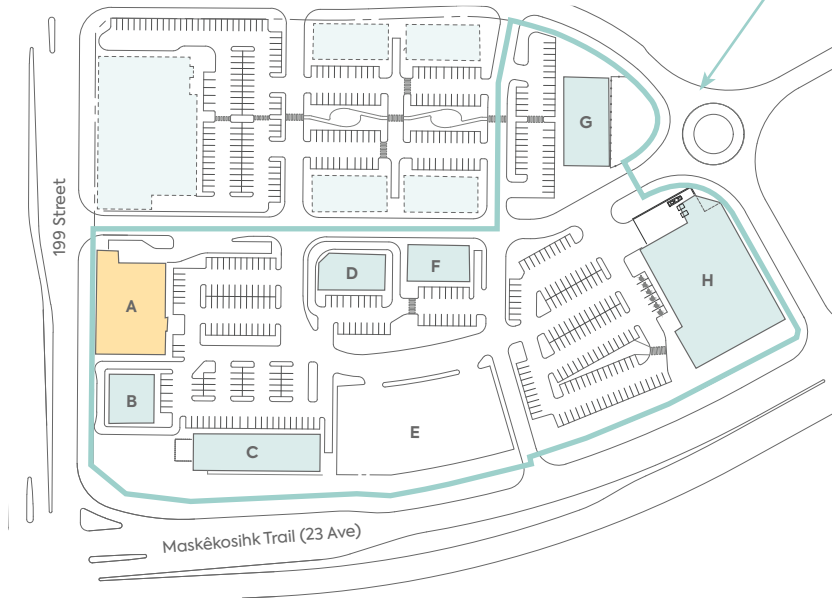
Riverview

-  RETAIL
-  FUTURE DEVELOPMENT
-  FINE GRAINED RETAIL & RESIDENTIAL
-  RESIDENTIAL
-  MULTI-STORY RESIDENTIAL

OVERALL PLAN



PHASE I



A	PENDING	17,000 SF
B	AVAILABLE	6,000 SF
C	AVAILABLE	12,000 SF
D	AVAILABLE	6,200 SF
E	FUTURE GAS BAR	N/A
F	AVAILABLE	6,000 SF
G	AVAILABLE	13,000 SF
H	AVAILABLE	32,700 SF

+ PROPERTY DETAILS



SITE AREA
45 Acres



RENTAL RATE
Negotiable



AVAILABILITY
Pre-Leasing



GROSS BUILDING AREA
496,000 SF

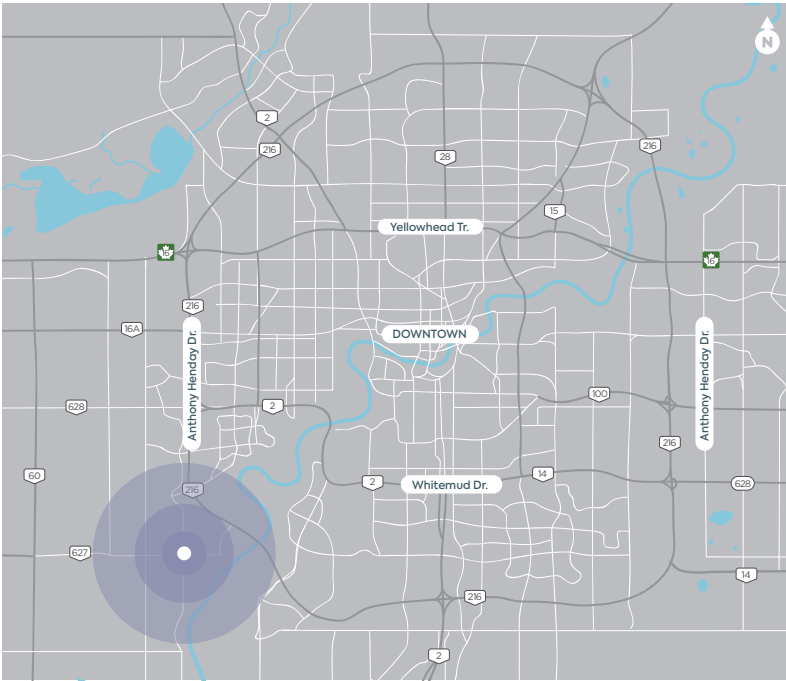


OPERATING COSTS
TBD



PARKING RATIO
TBD

+ LOCATION & AREA DEMOGRAPHICS



AVERAGE INCOME

1 KM	3 KM	5 KM
\$260,915	\$202,266	\$165,245



VEHICLES PER DAY

Approximately 5,400 along 23 Avenue and 4,300 on 199 Street

+ IDEAL USES

BIG BOX:

- Grocer
- Large Merchandiser
- Entertainment
- Electronics
- Home Hardware/Furniture

SMALLER BOX:

- Fashion & Home
- Fitness Centre
- Pharmacy/Medical Services
- Restaurant
- Animal Services



CONTACT



GREG STAMLER
780.508.0203
gstamler@qualico.com

QUALICO
PROPERTIES



BRODIE HENRICHSEN
604.628.4331
brodie.henrichsen@am.jll.com

