



# 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



## + PRIMARY TRADE AREA POPULATIONS

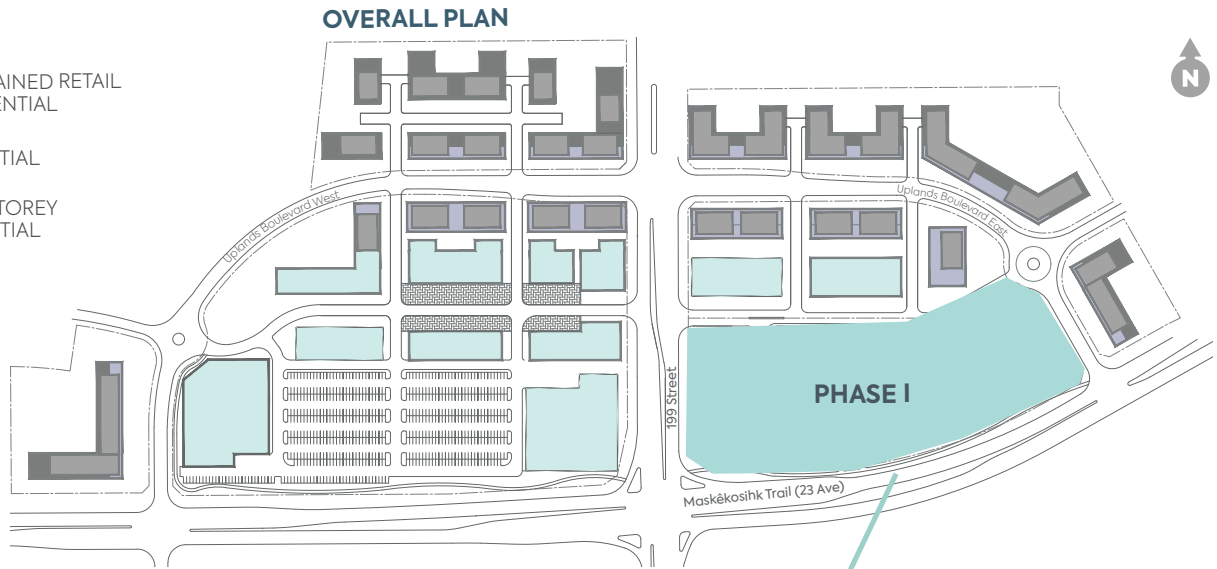
COMMUNITIES	2021 POPULATION*	FULLY BUILT-OUT <i>(Based off of NSP)</i>
Riverview	2,377	51,483
Edgemont	4,423	15,637
Cameron Heights	2,655	4,488
The Hamptons	14,154	13,990
Wedgewod Heights	1,372	1,785
Donsdale	1,735	1,966
Jamieson Place	4,090	3,123
Dechene	1,989	2,233
<b>TOTAL</b>	<b>32,795</b>	<b>94,705</b>

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

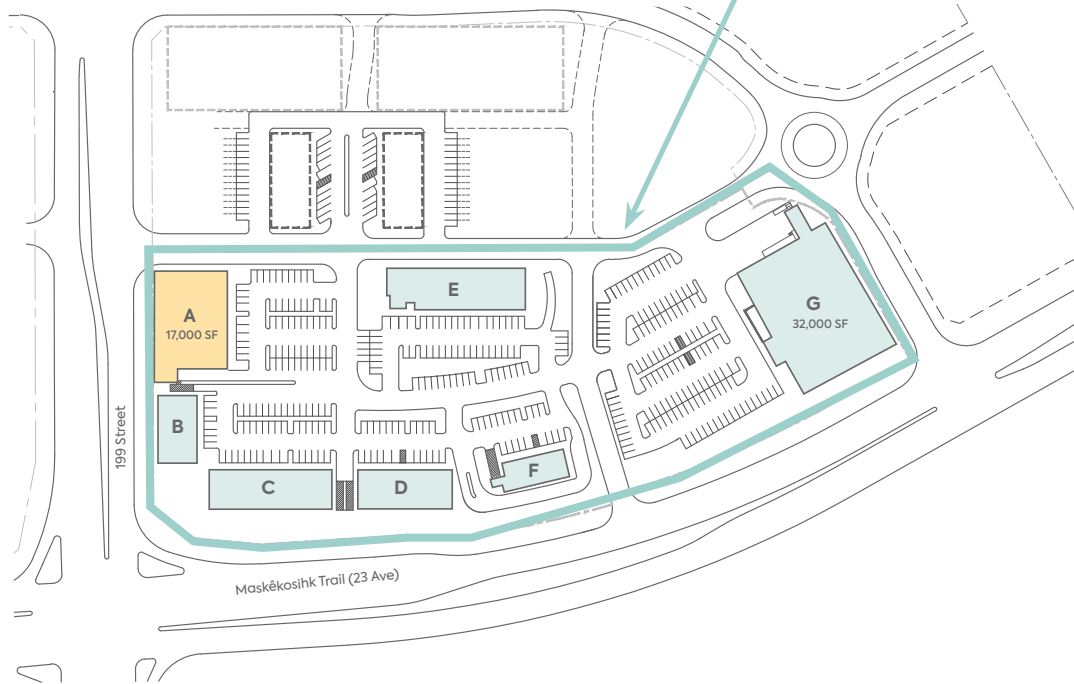
# + SITE PLAN

Riverview

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



## PHASE I



# + PROPERTY DETAILS



**SITE AREA**  
45 Acres



**RENTAL RATE**  
Negotiable



**AVAILABILITY**  
2025



**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



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