



# 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 <small>(Based off of NSP)</small>
Riverview	2,377	51,483
Edgemont	4,423	15,637
Cameron Heights	2,655	4,488
The Hamptons	14,154	13,990
Wedgewood Heights	1,372	1,785
Donsdale	1,735	1,966
Jamieson Place	4,090	3,123
Dechene	1,989	2,233
TOTAL	32,795	94,705

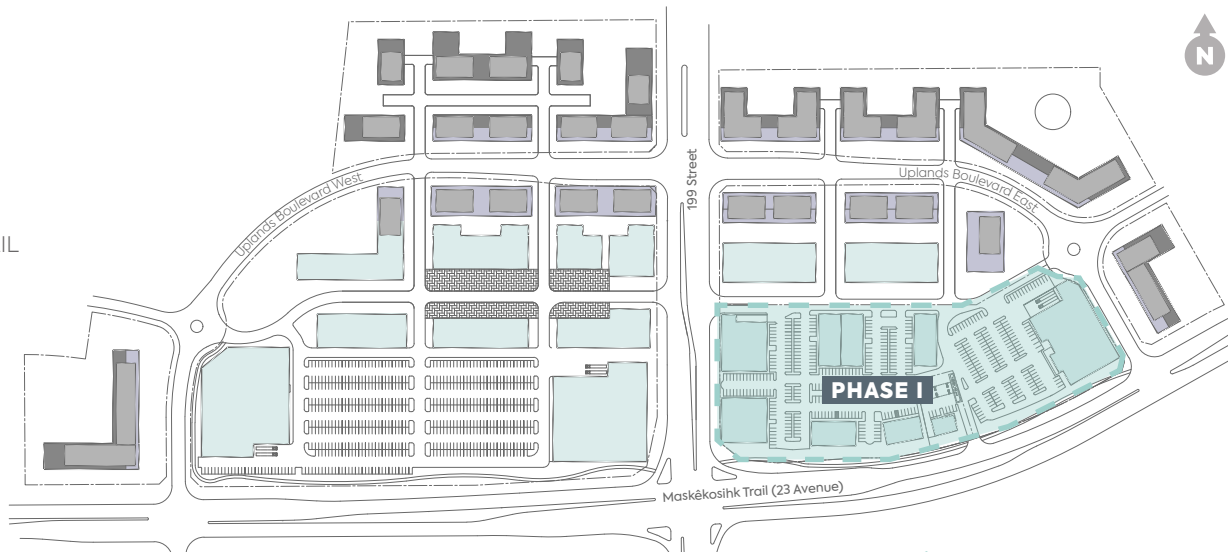
*\*Population data has been collected from multiple sources and has been provided with confidence at the time of printing.*

# SITE PLAN +

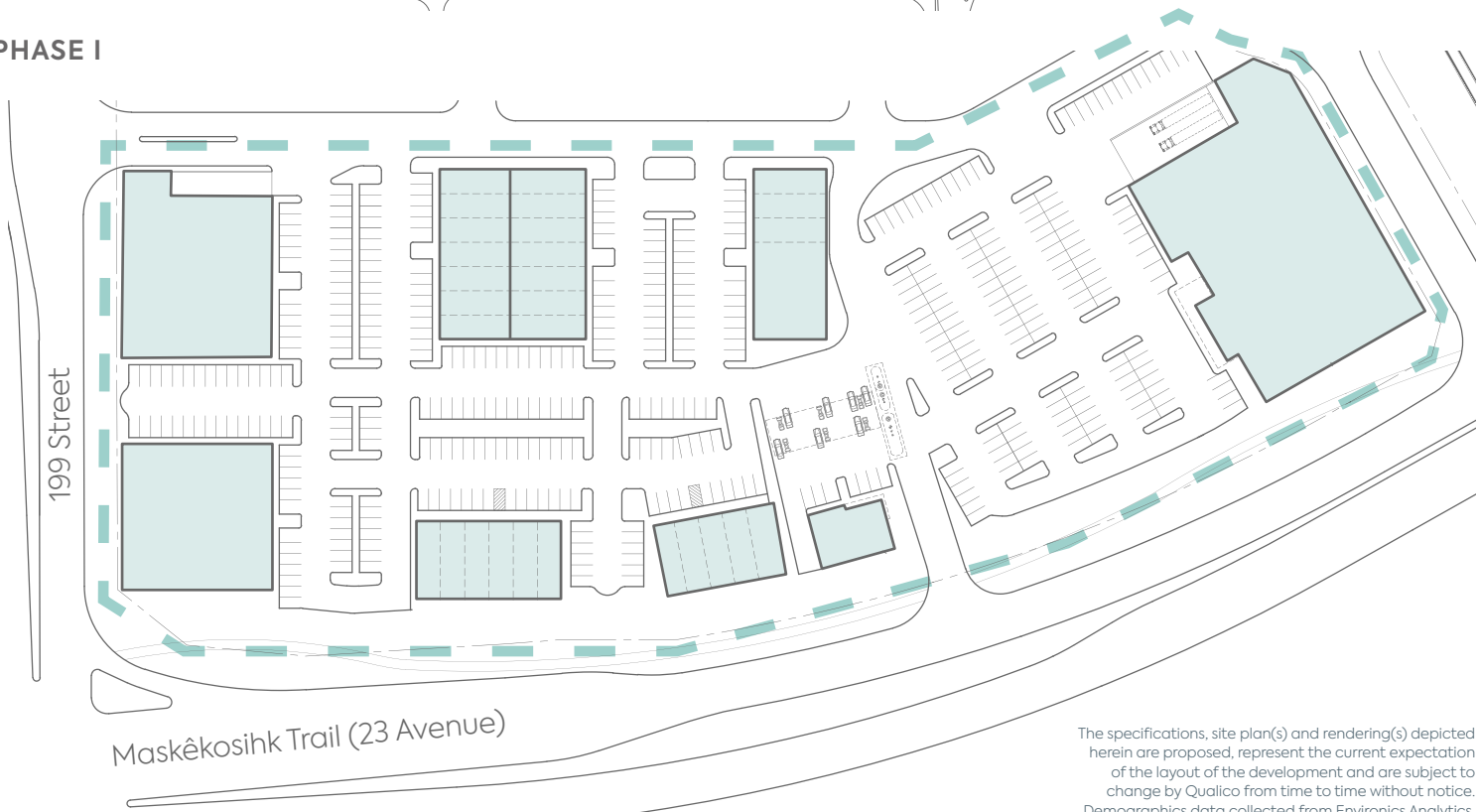
Riverview

## OVERALL

- RETAIL
- FINE GRAINED RETAIL & RESIDENTIAL
- RESIDENTIAL
- MULTI-STOREY RESIDENTIAL



## PHASE I



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

# PROPERTY DETAILS +



**SITE AREA**  
45 Acres



**RENTAL RATE**  
Negotiable



**AVAILABILITY**  
2023



**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

5,400 along 23 Avenue and  
4,300 on 199 Street in 2018\*

\*Most recent data available

# 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

**JLL**