


 8 acre prime mixed-use site

 31,000 SF building area;  
multi-family residential  
adjacent to parks & pond

 Victoria Trail NW &  
Hermitage Road Northeast  
Edmonton, AB

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





- 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

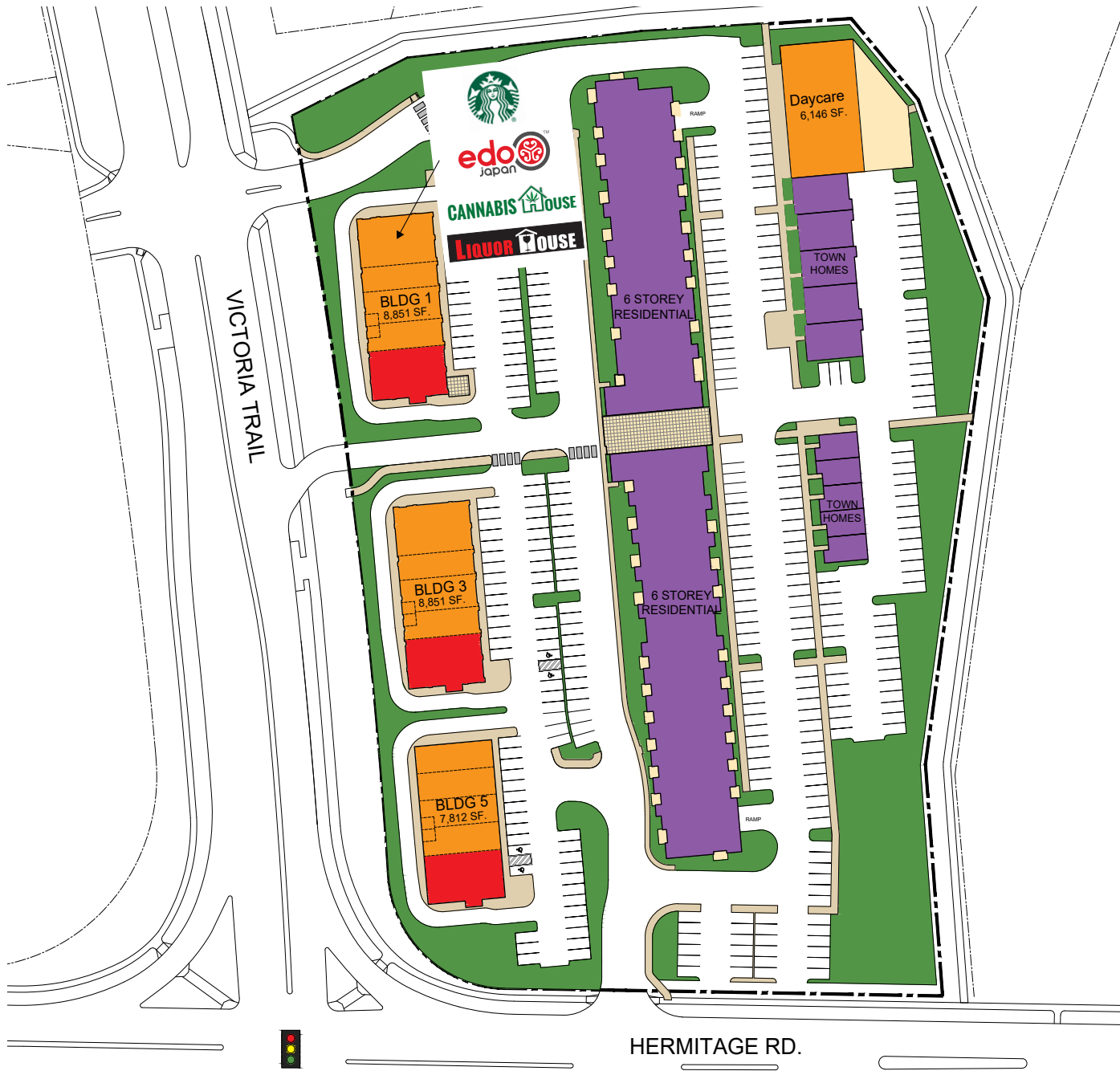


**Over +30,800 vpd**  
Average vehicles per day  
(Intersection of Victoria Trail NW and  
Hermitage Road)



**300K+ - 500K+**  
Trade Area  
Primary: 300,000+  
Secondary: 500,000+





■ 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

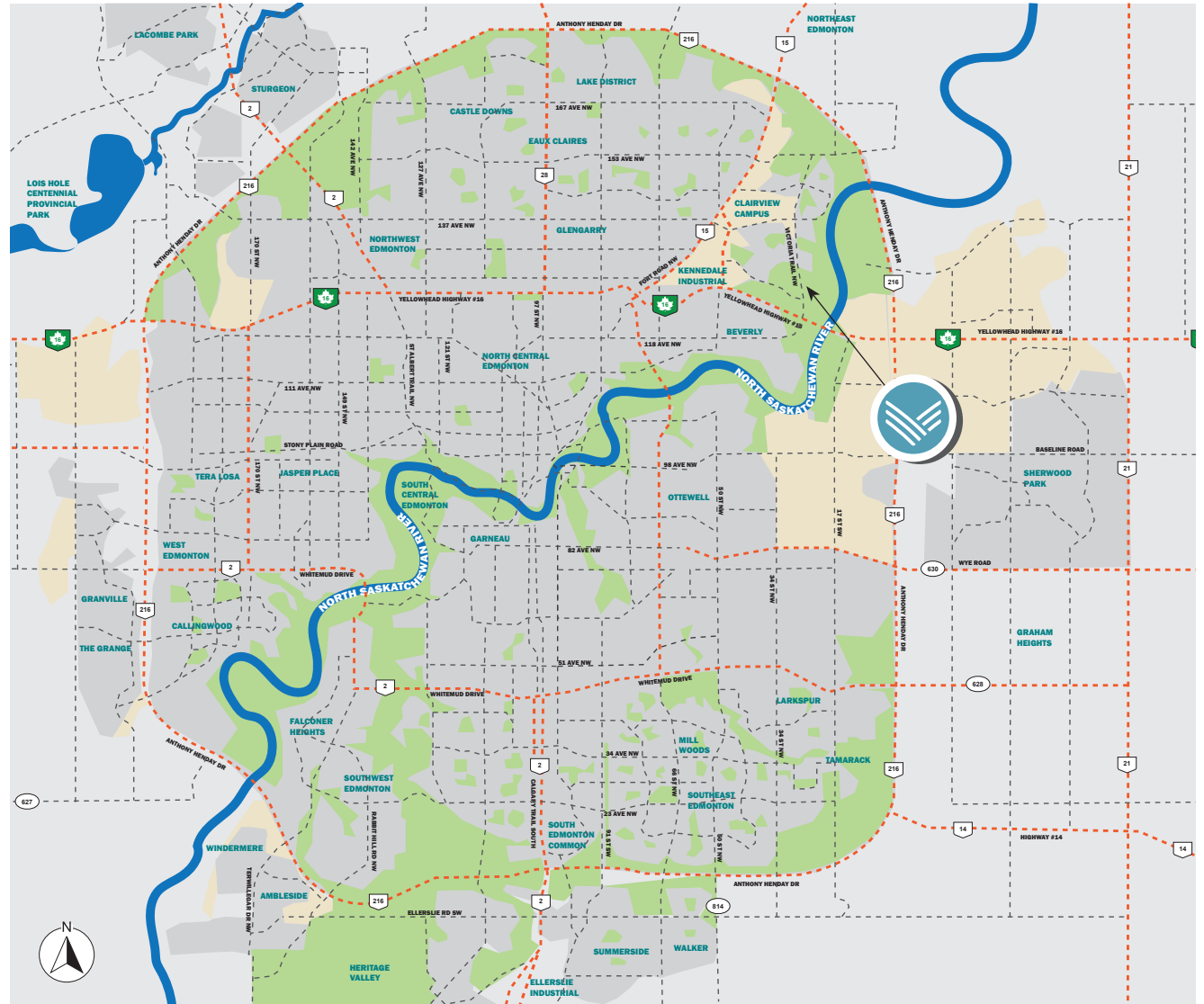


**RESIDENTIAL:**  
282 multi-family units  
25 town homes





# VISTA RIDGE



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