



 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

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- **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



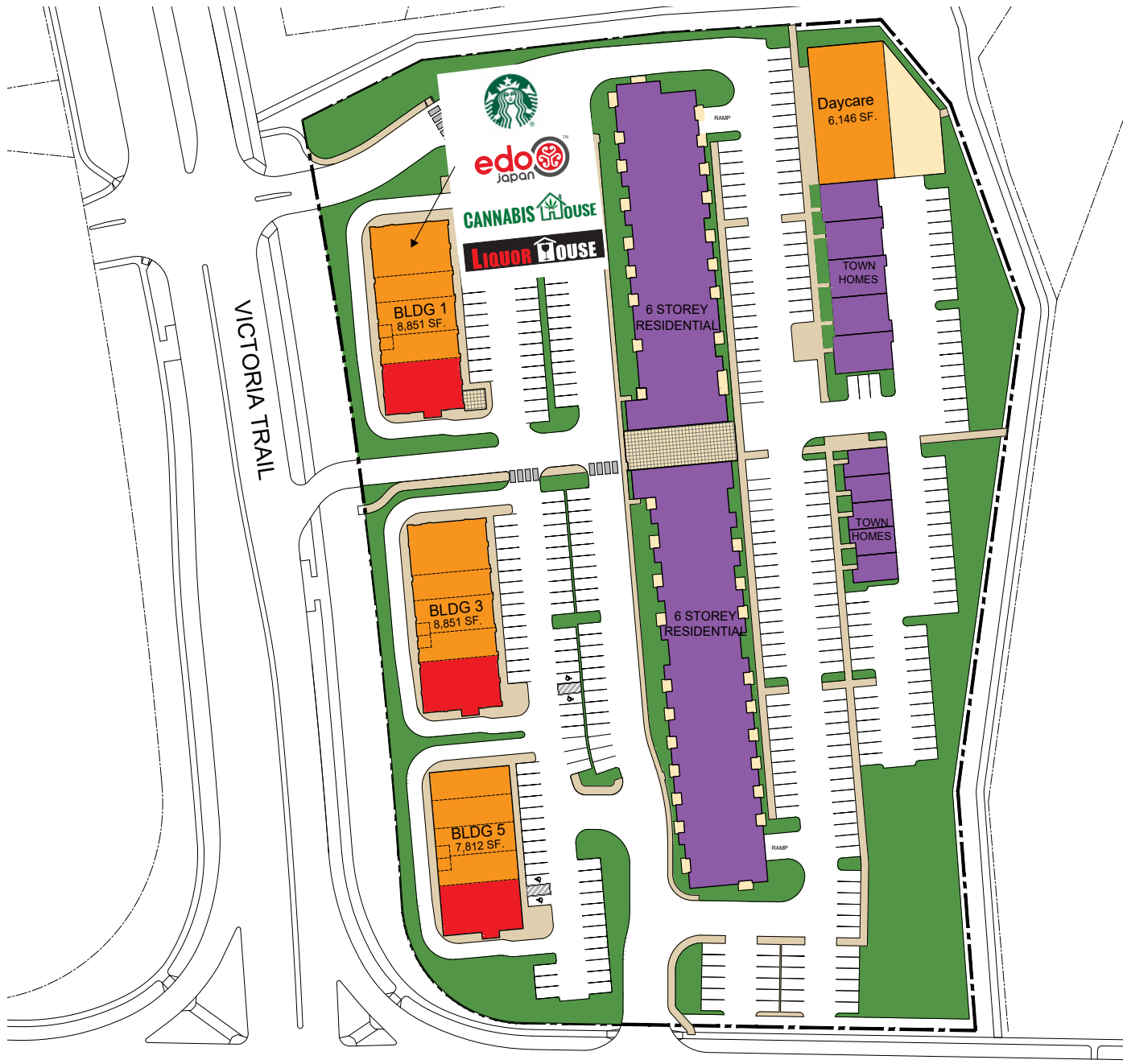
\$103,190
Metro Edmonton Median
Household Income



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+



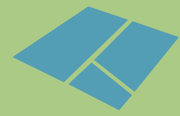
VICTORIA TRAIL

HERMITAGE RD.



■ 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



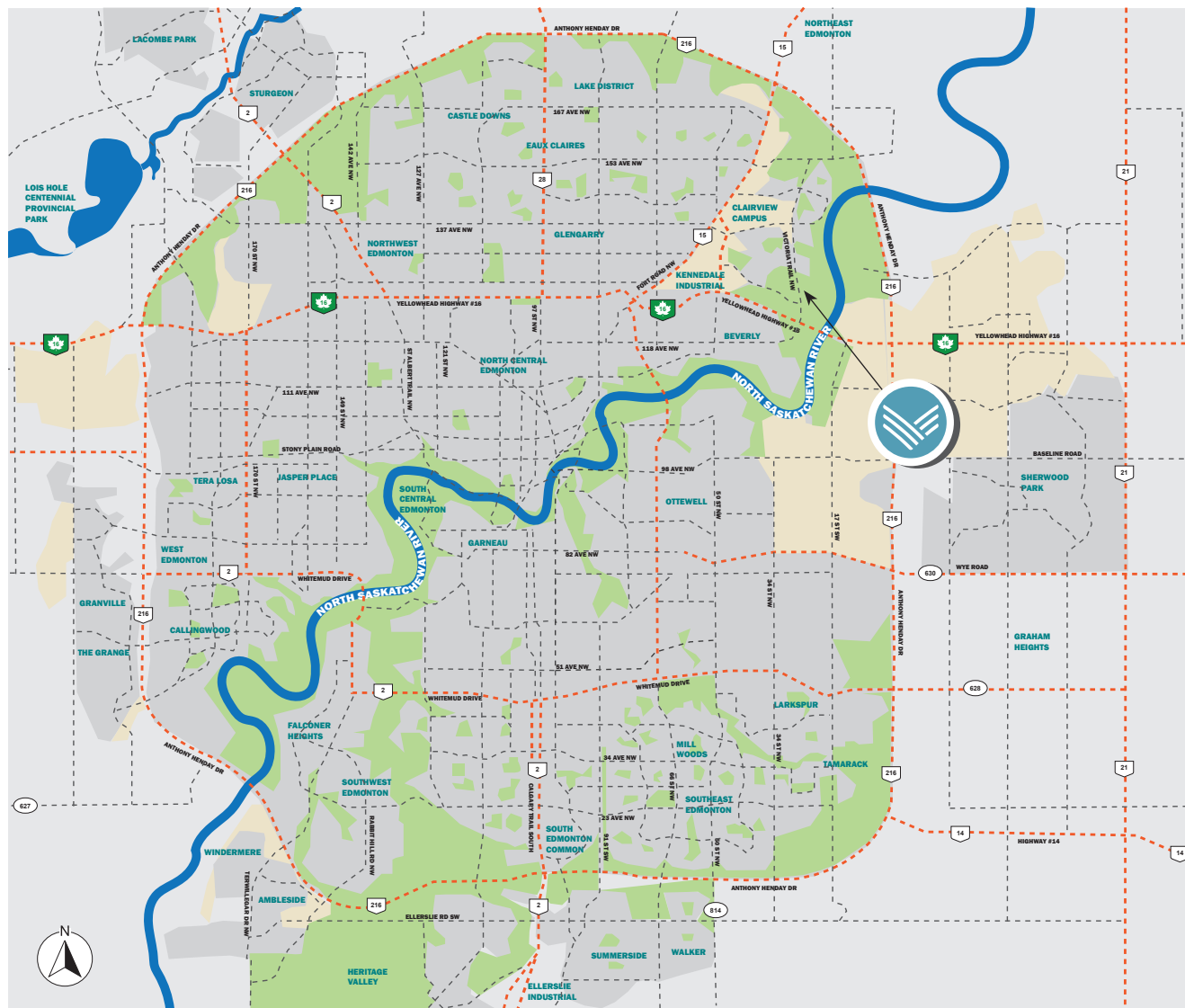
RESTAURANT:
9,500 SF



RESIDENTIAL:
262 multi-family units
20 town homes



VISTA RIDGE



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