



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



+ ADDITIONAL POPULATION PER YEAR (EST.)

Primary Trade Area

Neighbourhood	2025 Trade Area Pop.	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Cameron Heights (98% built-out)	3,154	-	-	-	-	-	-	-	-	-	-	-
Edgemont	8,728	506	443	404	172	-	-	-	-	-	-	-
The Uplands	3,884	535	480	460	392	341	341	285	285	285	-	-
River's Edge	983	392	512	512	502	502	472	449	444	380	380	380
Stillwater	2,299	280	252	280	322	372	435	483	483	483	480	480
Grandisle	330	-	-	-	-	-	-	-	-	56	140	154
White Birch	125	-	-	-	-	-	-	-	-	-	-	-
Remaining Primary Trade Area	2,623	-	-	-	-	-	-	-	-	-	-	-
Additional Population Per Year	22,125	1,713	1,687	1,656	1,388	1,214	1,247	1,217	1,211	1,204	1,000	1,014

Adjusted Primary Trade Area Population Per Year	23,838	25,525	27,181	28,569	29,783	31,030	32,247	33,458	34,662	35,662	36,676
Growth Rate - Primary Trade Area	7.74%	7.07%	6.49%	5.11%	4.25%	4.19%	3.92%	3.76%	3.60%	2.88%	2.84%
Adjusted Primary Trade Area Population Projection:	36,676 (by 2036)										
Change in Population (2025-2036):	14,551										

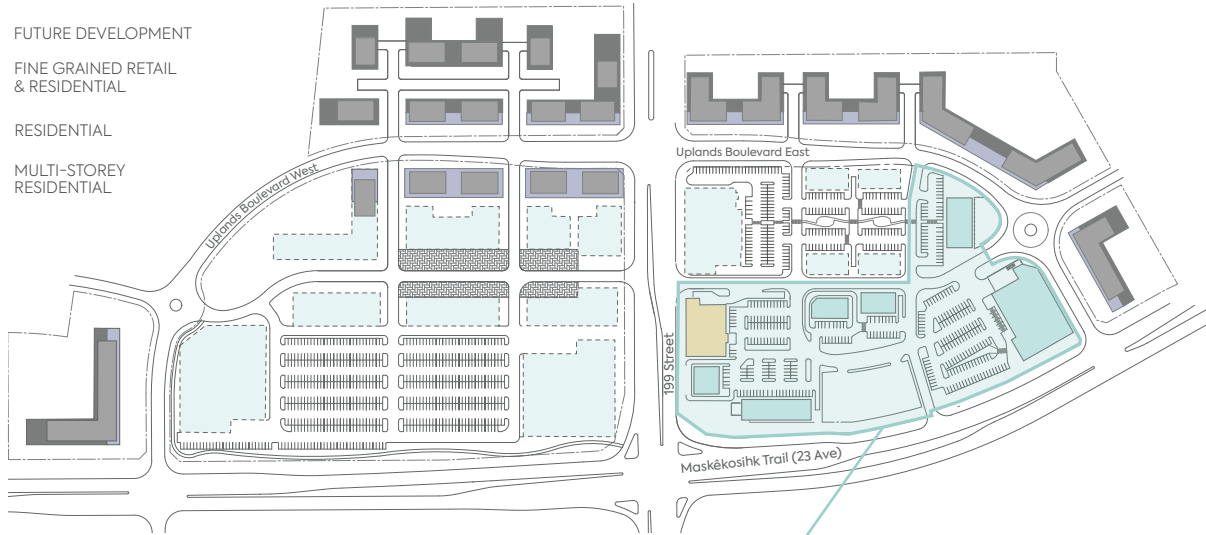
*Population data has been collected from multiple sources and has been provided with confidence at the time of printing.

+ SITE PLAN

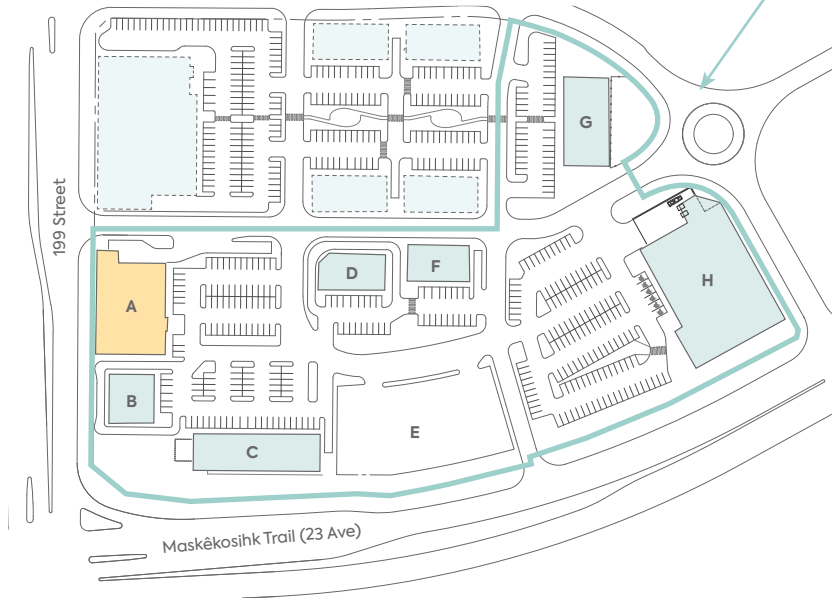
Riverview

-  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
\$162,563	\$223,796	\$189,650



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

JLL