



# FOR LEASE

## Riverview Crossing

3210 118 Avenue NW  
Edmonton, AB

*Anchor, Pad and CRU opportunities*



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## Riverview Crossing

will be the “Hub” of the community. A place that is clean, bright and open, where families spend time together and bump into their community friends. A friendly, fun, safe, respectful and affordable location to spend time, shop and obtain personal services. To achieve the vision we have focused our efforts on three components of the asset:

- Repositioning the existing 180,000 sf regional shopping centre with a new look, feel and tenant mix;
- Subdividing, rezoning and developing the underutilized 2.5 acre East lands; and
- Pursuing “pad” developments on the West lands.



## The Opportunity

Riverview Crossing is a well positioned community center in the heart of Beverly. With excellent signage and parking on site along with exceptional daily traffic generators Riverview Crossing will be an excellent location for any retailer.

<b>Address</b>	3210 - 1189 Avenue Edmonton, AB
<b>Basic Rent</b>	Market
<b>Availability</b>	Anchor, Pad and CRU opportunities
<b>Zoning</b>	CSC - Shopping Centre Zone
<b>Property Size:</b>	178,000 SF
<b>Site Size:</b>	14.2 Acres
<b>Parking Stalls:</b>	648
<b>Parking Ratio:</b>	3.6:1,000 SF
<b>Vehicles per day:</b>	Up to 20,000 along 118 Avenue

Anchor opportunity with  
demising options

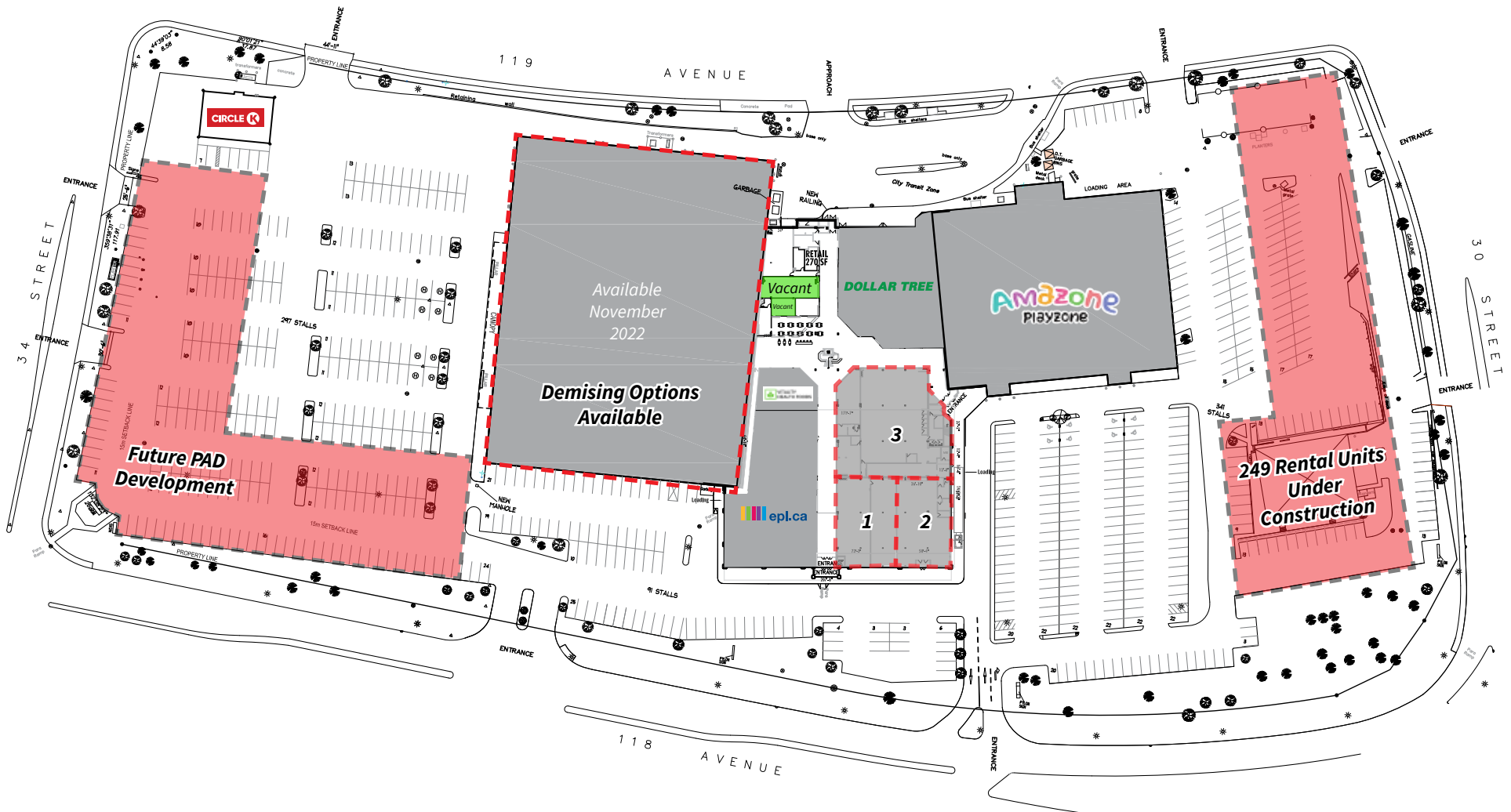
Excellent signage opportunity

Abundant parking

Pad sites along 118 avenue

# Riverview Crossing

3210 118 Avenue NW | Edmonton, AB



1. Safeway Pharmacy
2. Riverview Walk-in Clinic & Pharmacy
3. Alberta Infrastructure

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## SITE PLAN

SCALE : 1" = 100'-0"



## TRADE AREA DEMOGRAPHICS

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**Average Household Income**  
**\$85,355**



**Total Population**  
**19,800**



**Daytime Population**  
**1,614**



**Average Household Size**  
**2.4 People**

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