

HERITAGE VALLEY **DENSITY WILL BE GREATER** THAN CURRENT TORONTO*

Heritage Valley Town Centre

SW Corner 30 Avenue & James Mowatt Trail

Partnership. Performance.



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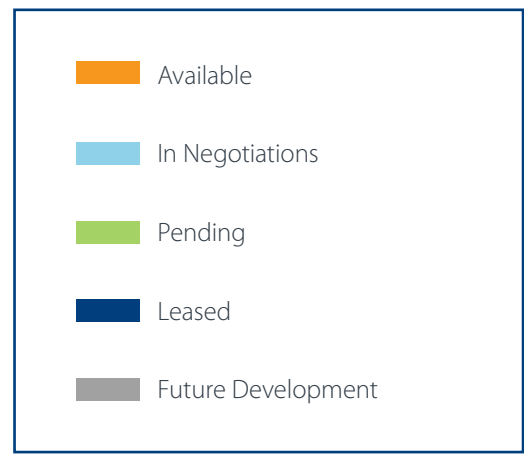
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Site Plan



New Retail Development - Phase 1 under construction

- 26 acre Town Centre anchored by a 90,000 sf Real Canadian Superstore and Shoppers Drug Mart
- The centre will be the social and economic heart of the Heritage Valley district in the rapidly growing southwest Edmonton
- Upon completion, Heritage Valley Town Centre will encompass 300,000 square feet of vibrant retail space
- Heritage Valley Town Centre will be the dominant shopping centre in the area servicing over 100,000 residents in Heritage Valley and a trade area of over 200,000 people
- Future LRT line proposed to connect with the site
- Pedestrian orientated with a strong pattern of landscaped streets, architecturally appealing buildings and well-designed public spaces
- Heritage Valley is expected to be the most densely populated area of Edmonton outside of the downtown core with an estimated **4,419 people per square kilometer** which is staggering when compared with Toronto which has a density of 3,368 people per square kilometer*
- Phase one currently under construction with possession anticipated Q3 2017



* sources: http://www.edmonton.ca/city_government/documents/PDF/Heritage_Valley_SCDB_Consolidation.pdf & <http://edmontonjournal.com/business/real-estate/edmonton-region-developed-faster-than-any-other-major-canadian-centre-new-study-shows>




Overview

Situated on 26 acres in the heart of the Heritage Valley district of southwest Edmonton, this new 300,000 square foot development will be the retail destination for over 100,000 residents.

Heritage Valley Town Centre embodies the feel of main street-style shopping along with architecturally appealing store frontage and pedestrian friendly walk ways. Strategically planned landscaping and park like seating areas encourages visitors to shop and walk. The site will be multi-faceted offering both a convenience and destination experience.


Located in one of the most rapidly growing regions of southwest Edmonton with a primary trade area of over 200,000 people upon full build out of entire region. Heritage Valley will to be one of the most densely populated areas outside of the downtown.

The new 41st Avenue interchange now connects Heritage Valley and southwest Edmonton to Hwy #2. This will dramatically improve the access and site traffic to Heritage Valley Town Centre.




LRT

Future LRT directly adjacent and is a 1 minute walk away, departing every 5 minutes



41 Avenue Interchange

New interchange connecting QEII Hwy to the community is now open



Why drive?

Located in the heart of in the rapidly growing Heritage Valley.

Amenities



IMMEDIATE TRADE AREA

2016 population:

67,688

Projected trade area 2019:

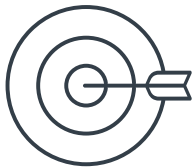
127,910



\$130,055

Average household income

PROXIMITY TO SCHOOLS

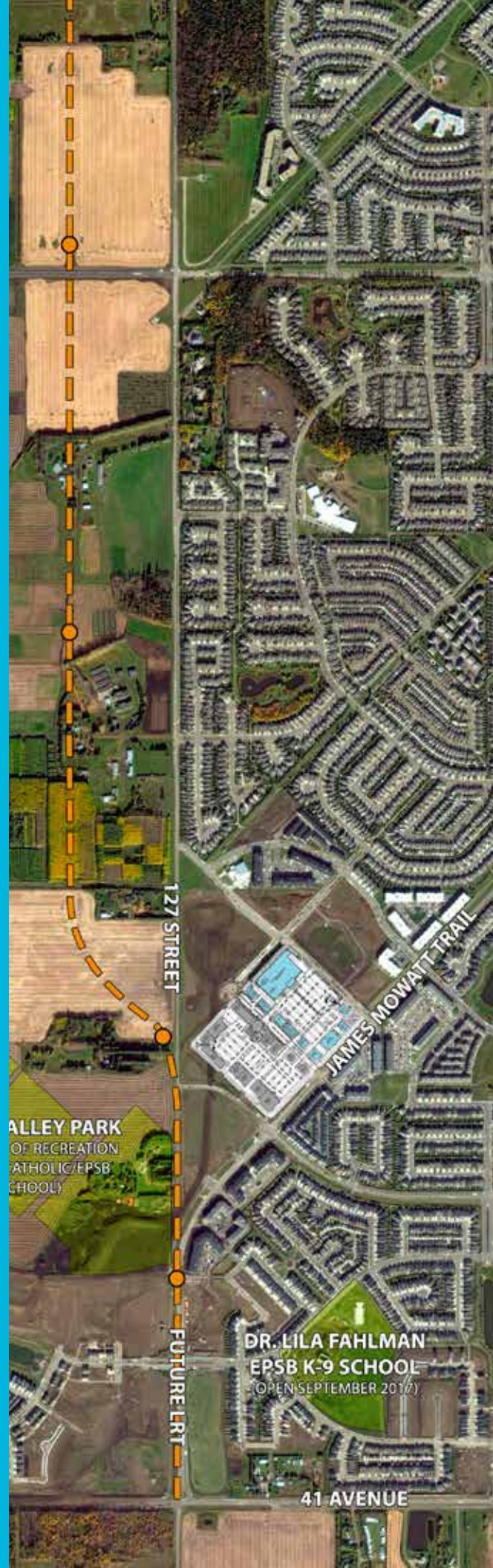


Dr. Lila Fahlman K-9
Opening September 2017
2 MIN DRIVE (1KM)

St. Thomas Aquinas K-9
Opening September 2017
2 MIN DRIVE (1KM)

Donald R. Getty K-9
Opening September 2017
6 MIN DRIVE (3.8KM)

JOIN





Heritage Valley Overall Plan





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