

**AVISON
YOUNG**

**HV
TC** HERITAGE VALLEY
TOWN CENTRE

Retail opportunities in the heart of SW Edmonton



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For Lease

A retailer's paradise

Heritage Valley Town Centre embodies the feel of main street-style shopping along with architecturally appealing store frontage and pedestrian friendly walkways. Strategically planned landscaping and park like seating areas encourages visitors to shop and walk. Anchored by Real Canadian Superstore and Shoppers Drug Mart, the site is multi-faceted offering both a convenience and destination experience. Join Subway, McDonald's, Popeye's Louisiana Chicken, Edmonton Public Library, Love Pizza and others along the future main street of Heritage Valley.



Phase 2

- Medical and professional centre available now
- 5,000 SF restaurant pad with patio overlooking plaza available now
- Immediate and future midbox opportunities 16,500 to 28,000 SF
- Limited main street CRU opportunities remain
- Future community plaza



Not just another retail centre

Main street-style shopping along with architecturally appealing store frontage and pedestrian friendly walk ways

[View Heritage Valley Town Centre online](#)



Heritage Valley's Primary Trade Area will reach over 170,000 Residents upon Full Buildout



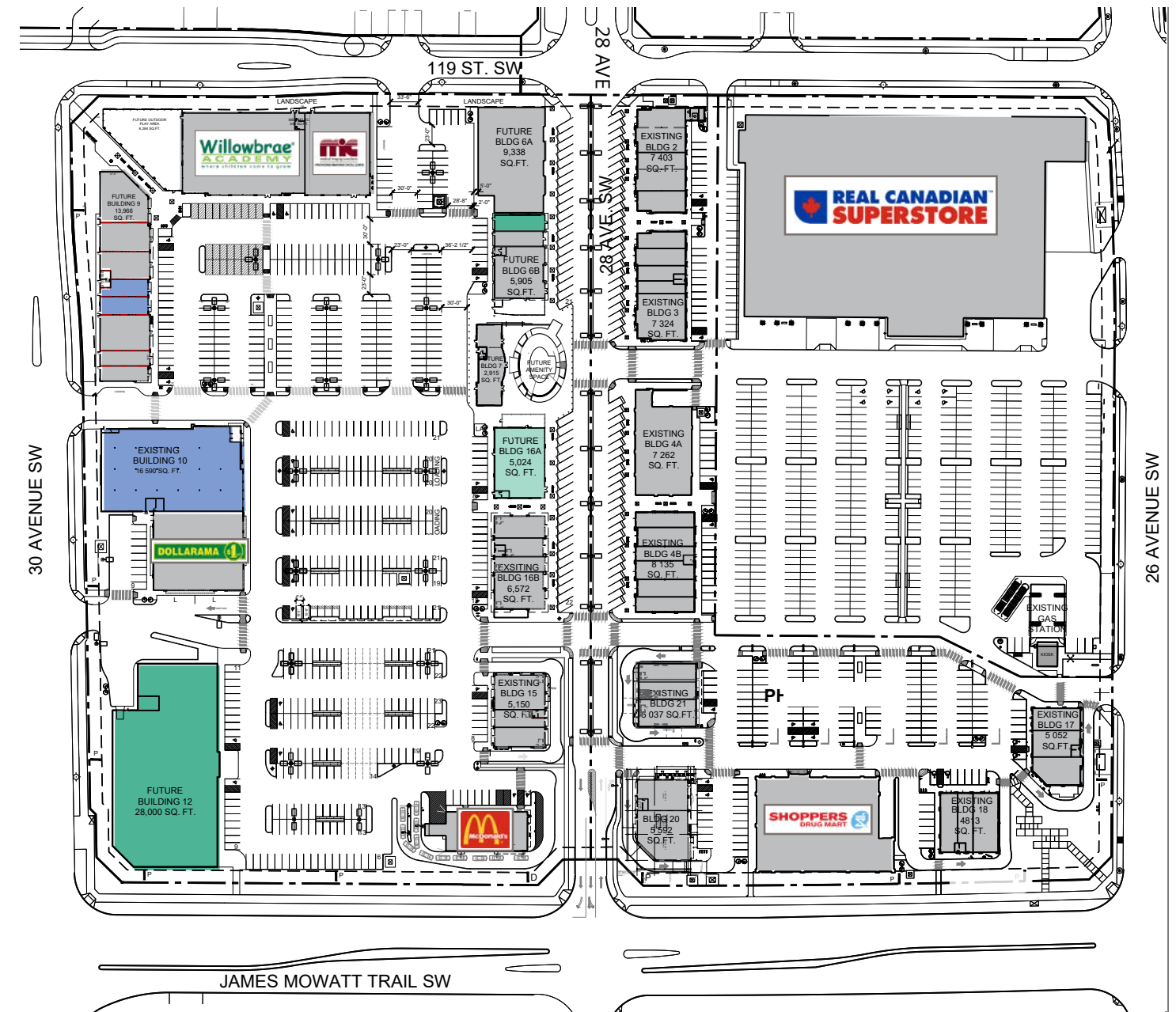
Phase 1

- Building 1
Real Canadian Superstore
- Building 2
Heritage Valley Dental
Revive Physiotherapy
Primetime Donair
- Building 3
Ultimate Coders
Little Caesars
Mr. Barber
Bell
Edmonton Public Library
- Building 4A
Real Canadian Liquor Store
- Building 4B
BarBurrito
Pho Hoan
Q-Nails
Dominos
EDO
Subway
- Building 21
Chopped Leaf
Value Buds
A&W
- Building 20
CIBC
Holy Shakes
- Building 19
Shoppers Drug Mart
- Building 18
KFC
Freshii
OPA
- Building 17
Starbucks
Bone & Biscuit
Massage Experts



Phase 2

| | | |
|-----|--|---------------|
| 6A | Edmonton Public Library | Q2 2025 |
| 6B | A - 1,170 SF B - Marble Slab C - Leopold's Tavern | Available Now |
| 7 | Paris Baguette | |
| 8 | A - Willowbrae Academy B - MIC Diagnostic Imaging | |
| 9 | A - Pediatric Dentist B - Physiotherapy C - Optical D - 1,044 SF E - 1,232 SF F - Leased G - Desrochers Salon H - WaxOn Laser+Wax Bar | Available Now |
| 10 | 16,500 SF | Available Now |
| 11 | Dollarama | |
| 12 | 28,000 SF | TBD |
| 14 | McDonald's | |
| 15 | Popeyes Louisiana Kitchen Go Grill Love Pizza | |
| 16A | 5,000 SF (pending) | Available Now |
| 16B | A - Coco Bubble Tea B - Shree Restaurants C - Supplement King D - Pür & Simple | |



Leased
 Available
 Under negotiation
 Pending
 Future



For Lease

Optimal Location

Located in one of the most rapidly growing regions of southwest Edmonton with a primary trade area of over 170,000 people upon full build out, Heritage Valley will be one of the most densely populated areas outside of the downtown core. Approximately 21% of all Edmonton area growth took place in Heritage Valley as shown in the last census.

Phase 2 development on the south side of the site has created additional main street options, a medical centre and midbox opportunities. National tenants of the centre create a continuous draw of reoccurring patrons to the site.



Population*
113,391 (within 5km)



Traffic counts*
8,300 vpd
along James Mowatt Trail (2022)



Average household income*
\$152,595



Major Transit Route along James Mowatt Trail



High Schools in direct proximity:
Dr. Anne Anderson (1,923 students)
Father Michael McCaffery (1,330 students)



Future LRT station directly across from site



Future Hospital and Health Campus located north of Heritage Valley Town Centre

Phase 2 Construction Underway

Heritage Valley Town Centre





Heritage Valley Town Centre will service

171,749

Total SW Edmonton Area
Population Upon Full Build Out

68,312

West of Whitemud Creek
Population Upon Full Build Out

103,437

East of Whitemud Creek
Population Upon Full Build Out



For more information

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