



Colliers



Highway 20 & Memorial Trail | Sylvan Lake, AB

Vista Ridge Retail For Lease

Brand new neighborhood shopping centre servicing
The Vista and Sylvan Lake.

- Brand new retail development located on the NW corner of Highway 20 (22,940 VPD) and Memorial Trail (13,266 VPD)
- Easily accessible via Ryders Ridge Boulevard and the Queen Elizabeth II Highway
- Services 16,351 residents in the primary trade area
- Opportunity for drive-thru
- Available space for anchors, CRU's, and PAD sites
- Circle-K gas bar and car wash on site

For Lease

Blair McArthur

Associate Vice President

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Property Overview

Address:	Highway 20 & Memorial Trail
Zoning:	CNS
Building 1:	6,900 SF
Building 2:	10,000 SF
Parking:	85 surface stalls

Rentable Area:	Starting at 1,000 SF
Net Rent:	Market
Additional Rent:	+/- \$10.00 PSF
Available:	Negotiable
Term:	5-10 years

Demographics - 5km radius



Current population (2022)

17,985



Projected population (2032)

19,743



Average household income (2022)

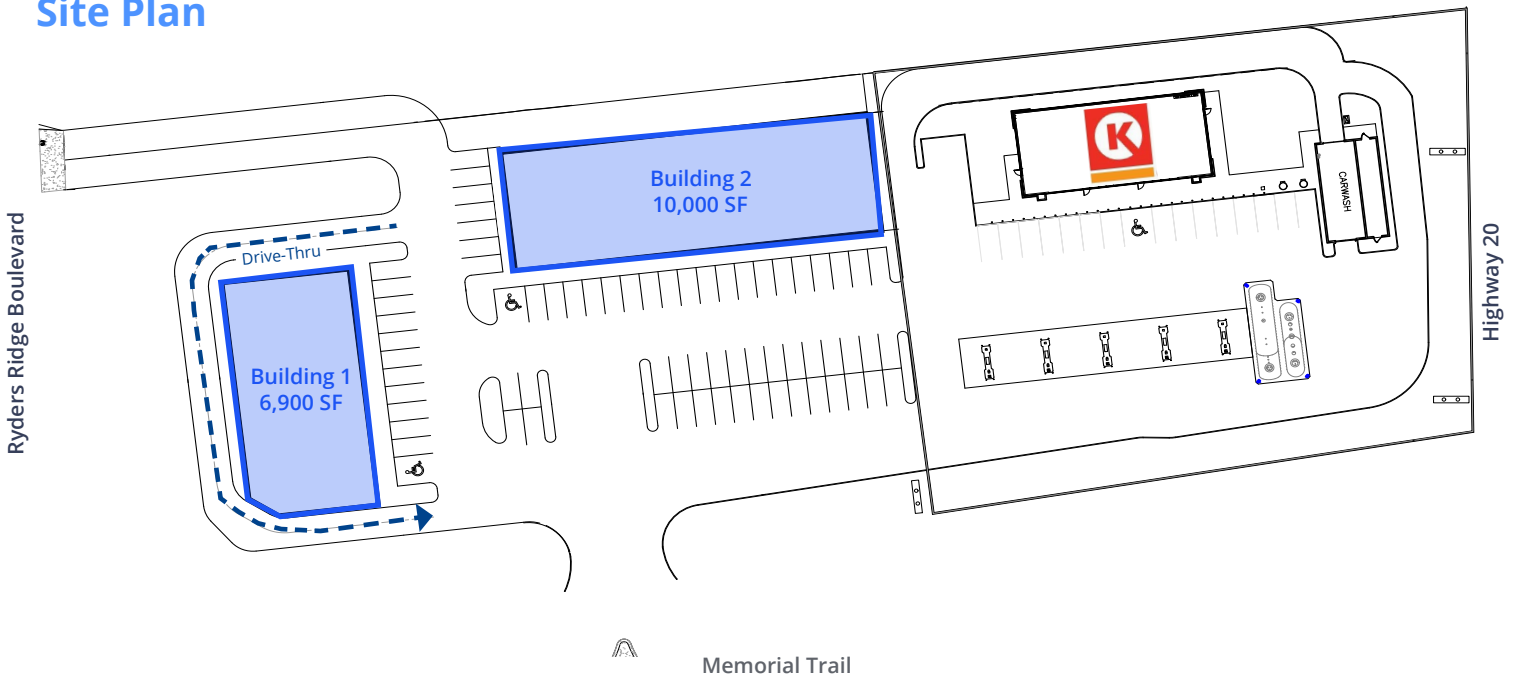
\$131,166



Projected household income (2032)

\$170,542

Site Plan



Property Location



