



Riverview Crossing

Anchor, Pad and CRU opportunities

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.

Get more information

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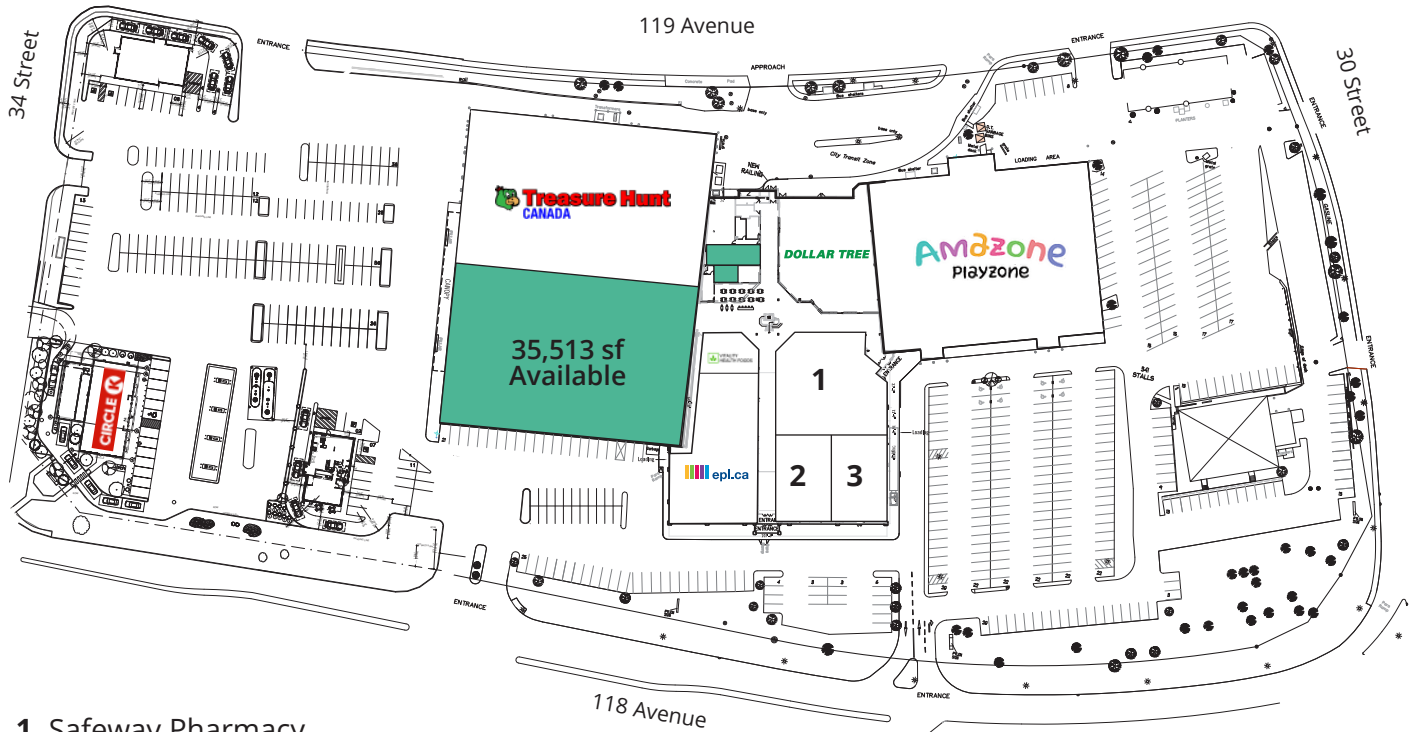
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RIVERVIEW CROSSING

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.



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

Available
 Pending
 Leased

Offering summary

Address: 3210 - 1189 Avenue, Edmonton, AB

Rent: Market

Availability: Up to 35,513 sf anchor Pad and CRU opportunities

Zoning: CSC - Shopping Centre Zone

Property size: 178,000 sf

Site size: 14.2 acres

Parking stalls: 648

Parking ratio: 3:6:1,000 psf



Anchor opportunity with demising options



Excellent signage opportunity



Abundant parking






Pad sites along 118 Avenue



Up to 20,000 vehicles per day along 118 Avenue



Area demographics

	1 kilometers	3 kilometers	5 kilometers
 Population	8,368	41,302	106,070
 Daytime population	6,768	32,312	84,686
 Avg. household income	\$77,425	\$93,047	\$93,023

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