



EAST VILLAGE  
AT EAGLE RIDGE

# Retail Leasing Opportunities



PROFESSIONALLY MANAGED BY





# EAST VILLAGE

## AT EAGLE RIDGE

### Location

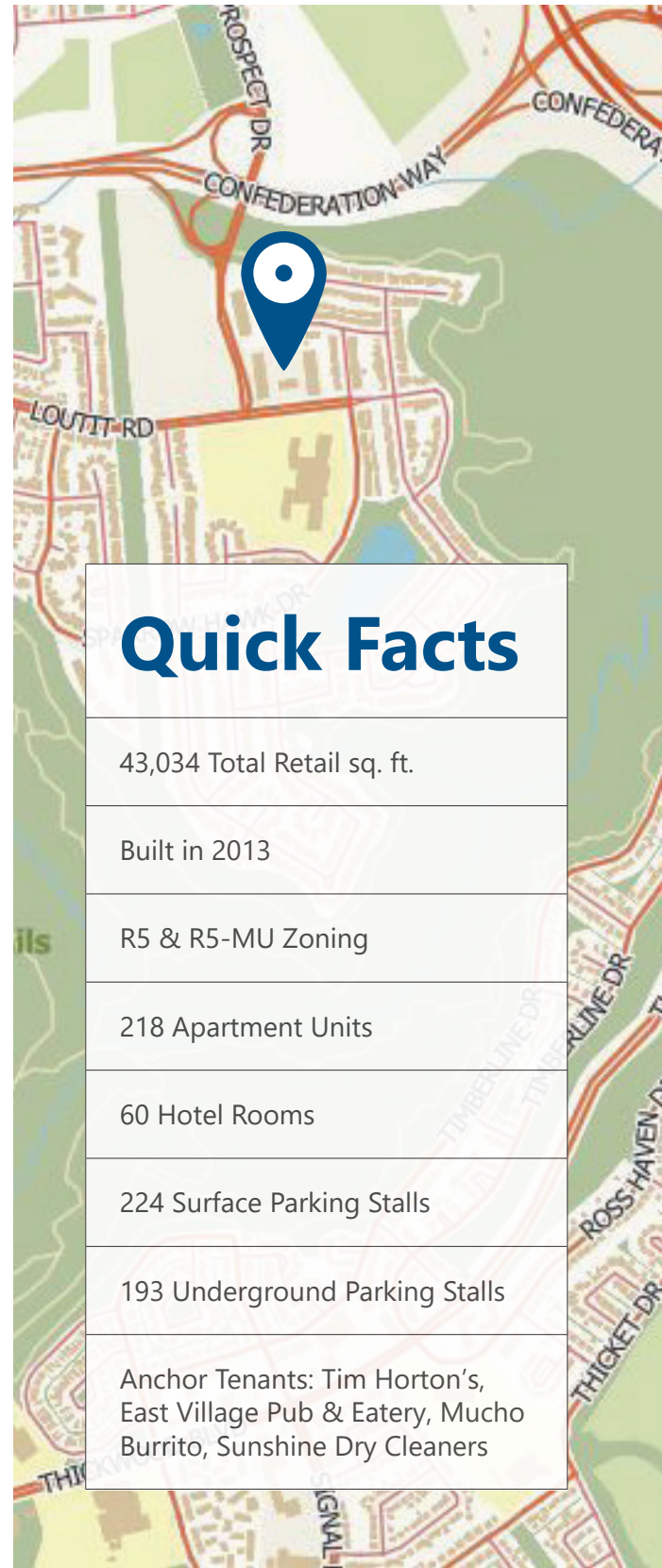
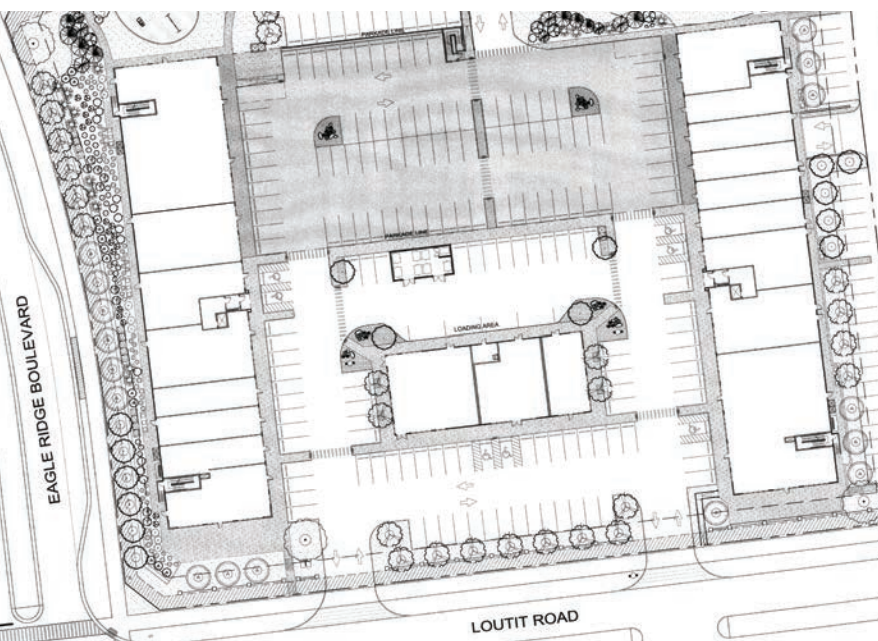
East Village at Eagle Ridge is in one of Fort McMurray’s most opportune neighbourhoods. Located at the corner of Eagle Ridge Boulevard and Loutit Road, East Village is just minutes off of Confederation Way and Highway 63, offering a quick commute downtown and to oil sands sites. East Village at Eagle Ridge serves the communities of Eagle Ridge, Timberlea and Stoneycreek.

### Description

This mixed-use facility is comprised of five stand-alone buildings; two with ground-floor retail and residential units on top, two that are solely residential and one with only ground-floor retail. With a total of 278 residential units, including apartments and hotel, East Village at Eagle Ridge provides retailers with a recurring and steady stream of on-site customers, in addition to the drive-in customer flow.

### Area Demographics

Population	68,002
Population Change (over 5 years)	↑ 10%
Number of Private Dwellings	28,670
Median Household Income	\$186,782
Traffic Count (Eagle Ridge Blvd & Confederation Way)	28,000



## Quick Facts

43,034 Total Retail sq. ft.

Built in 2013

R5 & R5-MU Zoning

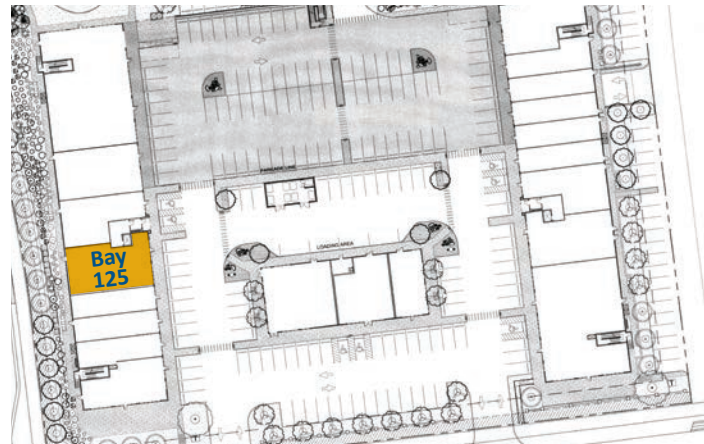
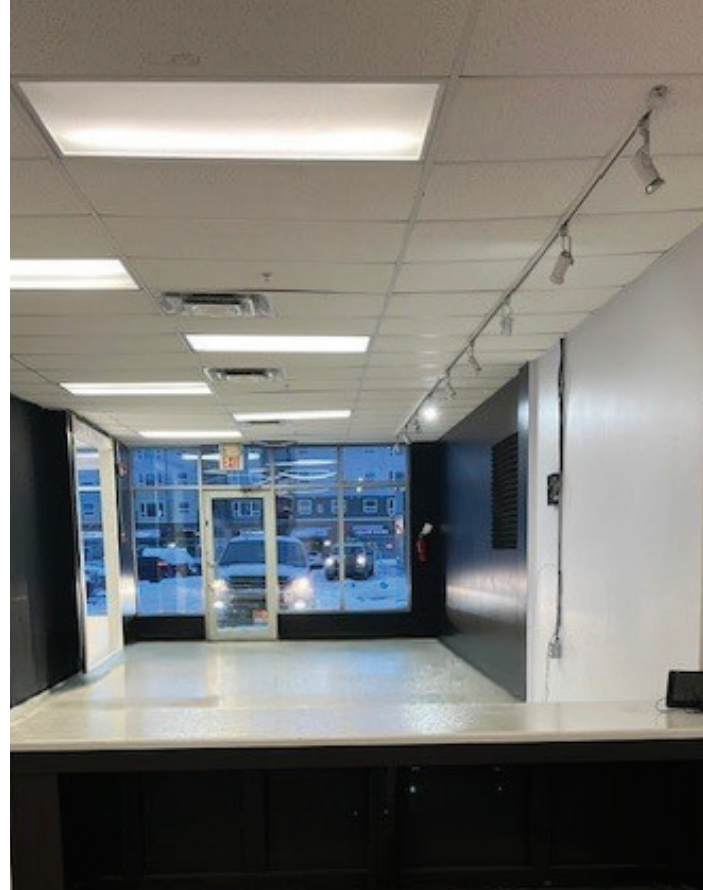
218 Apartment Units

60 Hotel Rooms

224 Surface Parking Stalls

193 Underground Parking Stalls

Anchor Tenants: Tim Horton’s, East Village Pub & Eatery, Mucho Burrito, Sunshine Dry Cleaners



# Bay 125

**Size**  
1,785 sq. ft.

**Lease Rate**  
Market

**Parking**  
Ample, Scramble

**Operating Cost**  
\$13.97 / sq. ft. (est. 2025)

**Utilities**  
Not included

**Loading Dock**  
Shared

**Mobility-Impaired  
Accessibility**  
Yes

**Availability**  
Immediately

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## Contact

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AT EAGLE RIDGE



**Bay Customization**  
(tenant fit-out) available  
to suit your needs



**Diverse Retailers**  
with strong anchor  
tenants



**Recurring Customers**  
from adjoining hotel &  
apartments



**Quick Access**  
to Confederation Way,  
HWY 63 & downtown



**Professionally Managed**  
by a leading properties &  
facilities management firm

## Contact

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