



SW CORNER 30TH AVE &
JAMES MOWATT TRAIL,
EDMONTON, AB



New LRT, new hospital, new schools, and
just as dense as Montreal, Victoria and
Toronto. Join us in Heritage Valley.



HERITAGE VALLEY
TOWN CENTRE



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HERITAGE VALLEY TOWN CENTRE


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 41st Avenue interchange now connects Heritage Valley and southwest Edmonton to Hwy #2, dramatically improving the access and site traffic to Heritage Valley Town Centre.



LRT

Future LRT directly adjacent within a 1 minute walk, departing every 5 minutes



Schools

A new 1,800 student public high school has been announced, with other plans for additional schools.



New Southwest Hospital

A new 300-500 bed hospital will be built less than 1km from the centre, with construction to start 2020.



Heritage Valley is expected to be the most densely populated area of Edmonton outside of the downtown core with an estimated **4,369 people per square kilometer**. This density will be comparable to **Montreal, Victoria and Toronto**.



The development will be the social and economic heart of the Heritage Valley and will be the dominant shopping centre in the area servicing **100,000 residents** in Heritage Valley and a trade area of over **200,000 people**



IMMEDIATE TRADE AREA

2016 population:
67,688

Projected trade area 2019:
127,910



HOUSEHOLD INCOME

Average household income
\$130,055



PROXIMITY TO SCHOOLS

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

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

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







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