

# FOR LEASE

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CUSHMAN & WAKEFIELD  
Edmonton

## JOIN OUR NATIONAL TENANTS



CIBC

Mark's

LIQUOR depot

THE CANADIAN BREWHOUSE

barBURRITO

SHOPPERS DRUG MART

RBC

save on foods

McDonald's

# STONEYCREEK VILLAGE

108 Riverstone Ridge, Fort McMurray, AB

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# PROPERTY HIGHLIGHTS

- Vibrant mixed-use development
- Save On Foods grocery anchored site
- Excellent access
- Ample parking on the main level and underground



# PROPERTY DETAILS

<b>Municipal Address:</b>	108 Riverstone Ridge, Fort McMurray, AB
<b>Legal Description:</b>	Plan 0828922, Block 2, Lot 1
<b>Zoning:</b>	C3 - Shopping Centre Commercial District
<b>Neighbourhood:</b>	Stoney Creek
<b>Building Size:</b>	Total Leasable Area 205,000 SF
<b>Availability:</b>	1,145 - 5,401 SF

# SITE PLAN

# LEVEL 1



## AVAILABILITY

### BUILDING 1:

- #107 - 1,145 SF
- #109 - 1,148 SF
- #112 - 1,164 SF
- #114 - 2,403 SF

### BUILDING 2:

- #104 - 5,564 SF  
(+ 2,201 SF Mezzanine)
- #107 - 1,577 SF  
(Pending)



**BUILDING #4**  
#001 - CIBC

**BUILDING #3**  
#101 - ROYAL BANK  
#102 - BAR BURRITO  
#103 - DR. PHONE FIX  
#104 - DESI MEALTIME  
#105 - TOMMY GUNS  
#107 - COBIA SALONS  
#109 - SAVE ON FOODS

**BUILDING #1**  
#101 - MARK'S  
#105 - BONE & BISCUIT  
#106 - PLANTLIFE  
#107 - AVAILABLE (1,145 SF)  
#108 - CHINESE FLAVOUR  
#109 - AVAILABLE - 1,148 SF  
#110 - ROCKY MOUNTAIN CHOCOLATE  
#111 - DOMINO'S PIZZA  
#112 - AVAILABLE (1,164 SF)  
#113 - FAMILY EYE CARE  
#114 - AVAILABLE (2,403 SF)  
#115 - NORTHBOUND SPECIALTY SMOKE SHOP  
#116 - GYM NATION  
#117 - CANADIAN BREWHOUSE

**BUILDING #2**  
#101 - LIQUOR DEPOT  
#102 - SLEEP COUNTRY  
#103 - SHOPPERS  
#104 - AVAILABLE (5,564 SF)  
#105 - MCDONALD'S  
#107 - PENDING - National Fast Food Chain (1,577 SF)

# SITE PLAN

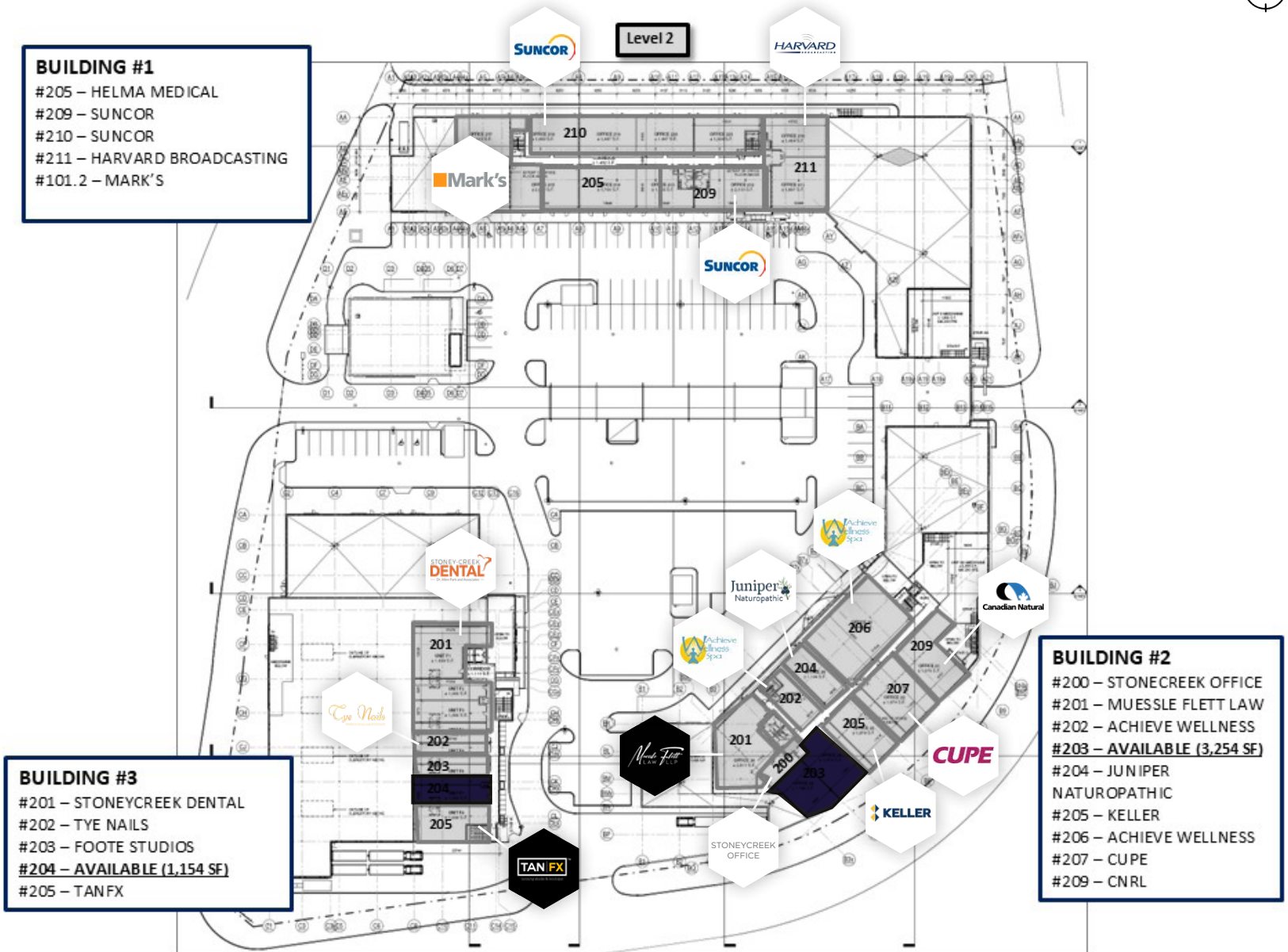
# LEVEL 2



## AVAILABILITY

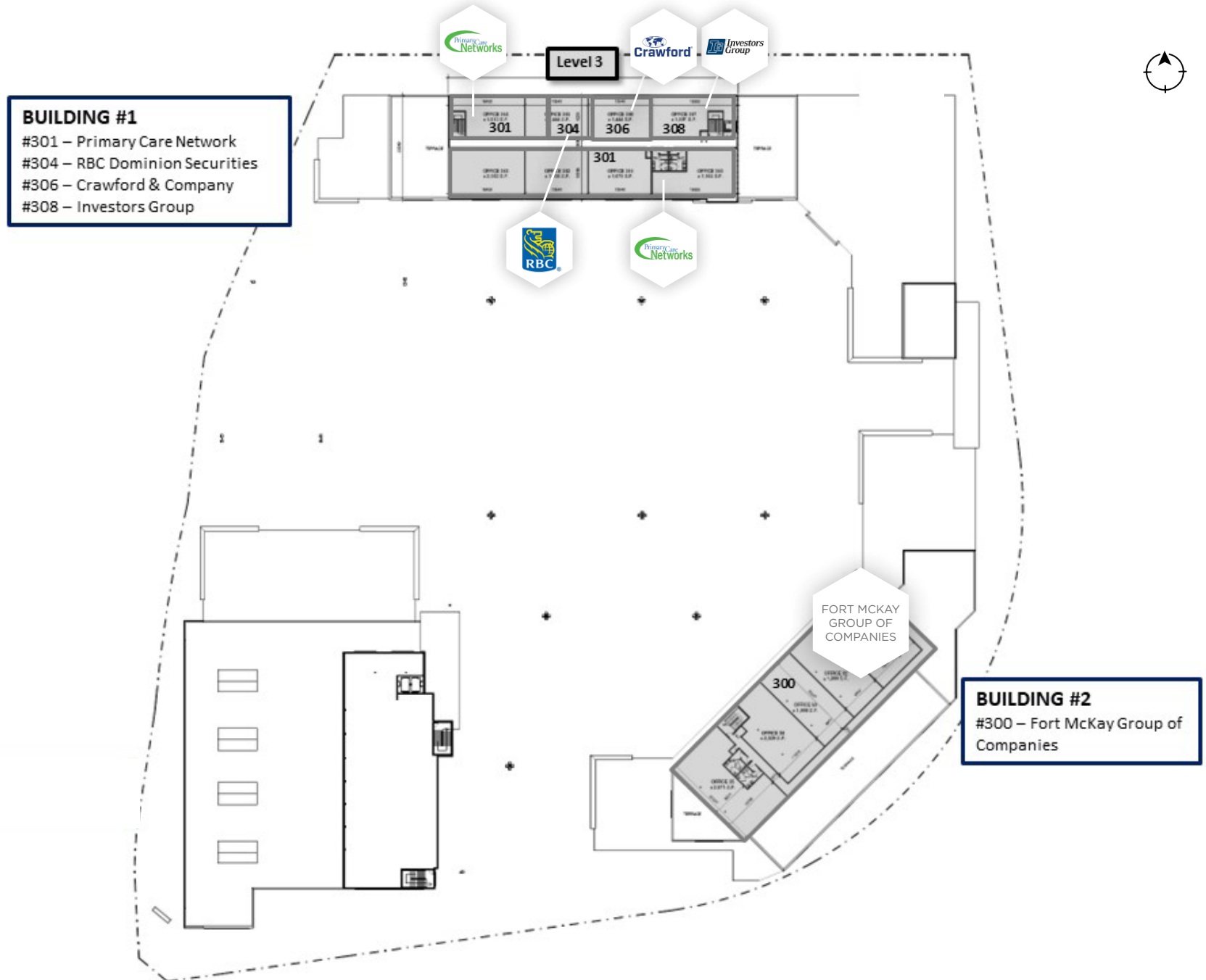
**BUILDING 2:**  
#203 - 3,254 SF

**BUILDING 3:**  
#204 - 1,154 SF



# SITE PLAN

# LEVEL 3



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
9,665	38,377	55,814



## HOUSEHOLDS

1km	3km	5km
3,501	13,084	19,476



## Expected growth (2023-2026)

1km	3km	5km
1.9%	1.3%	1.3%

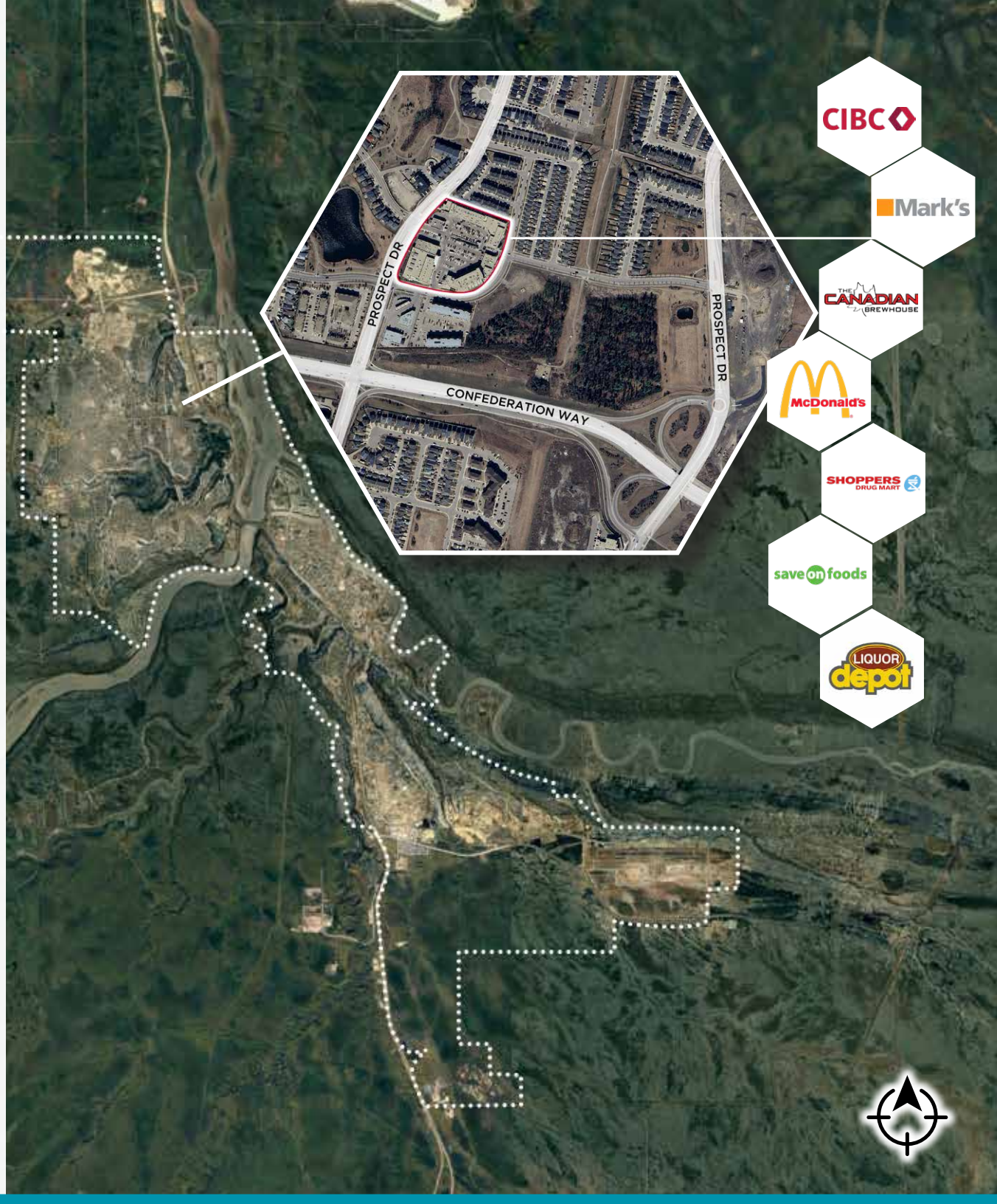
# ADDITIONAL RENT

Building 1:  
\$18.32 / SF

Building 2:  
\$18.01 / SF

Building 3:  
\$17.94 / SF

(EST. 2024)



# AVAILABLE UNITS

Building 1:  
#107, #110,  
#112, #114

Building 2:  
#104, #203

Building 3:  
#204



BUILDING 2 - #104



BUILDING 1 - #107



BUILDING 1 - #110



BUILDING 1 - #112



BUILDING 1 - #114



BUILDING 2 - #203



BUILDING 3 - #204



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