

DRONE VIDEO



FUTURE RETAIL 1

WHITEMUD FREEWAY (26,874 VPD)

215 STREET (18,053 VPD)

ANTHONY HENDAY DRIVE (111,320 VPD)



FUTURE RETAIL 2

FUTURE RETAIL 3



EXCLUSIVE LEASING AGENT



CUSHMAN &
WAKEFIELD

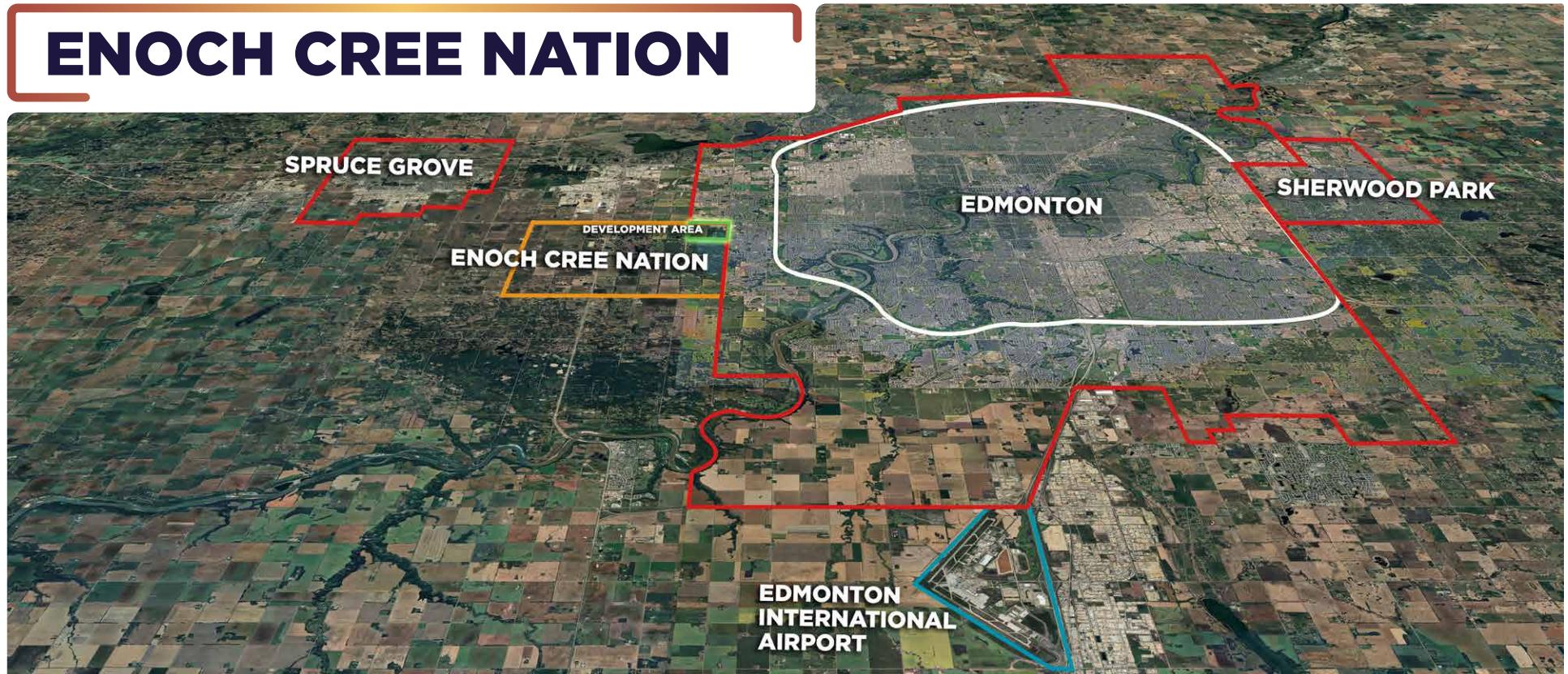
Edmonton

RIVER CREE VENTURES PRESENTS

ENOCH CREE NATION'S MOST DYNAMIC RETAIL OPPORTUNITIES

LOCATED NEXT TO RIVER CREE RESORT AND CASINO - FEATURING A NEW HOTEL, CASINO EXPANSION,
GOLF GAMES & EXPERIENCE, AND AN INDIGENOUS THERMAL SPA - ALL CURRENTLY UNDER CONSTRUCTION!

ENOCH CREE NATION



Enoch Cree Nation (“ECN”) is a sovereign Cree community located just west and adjacent to the City of Edmonton in Treaty 6 Territory. Traditionally known as “maskekosihk” (pronounced Muss-Kay-Go-Sik), which translates to the “people of the land of medicine.”

Enoch Cree Nation actively seeks to preserve and promote its culture, language, and history while advancing the economic, educational, health, and social well-being of its members.

ECN, through its elected Chief & Council, mandates its own laws and the laws that govern the Nation.

Chief & Council: 1 Chief & 10 Councilors

Land Designated for Development: 365 acres for mixed-use development, 300 acres for light industrial development.

Laws & Bylaws: integrated Land Use Plan, Land Use, Zoning, Finance Law, Taxation Law.

THE ENOCH CREE NATION ADVANTAGE:

1. Lower taxation than the surrounding municipalities.
2. Expedited Application & Permitting Process
3. Cultured Rich Environment
4. Advantages of Location
5. Community-Centered Approach
6. Supportive Business Environment
7. Commitment to Sustainability

AREA DEMOGRAPHICS



A GROWING MARKET WITH STRONG DEMAND



AVERAGE HOUSEHOLD INCOME

1km	3km	5km
\$148,277	\$152,171	\$136,741



POPULATION

3km	5km
60,671	127,616



HOUSEHOLDS

3km	5km
18,708	42,982



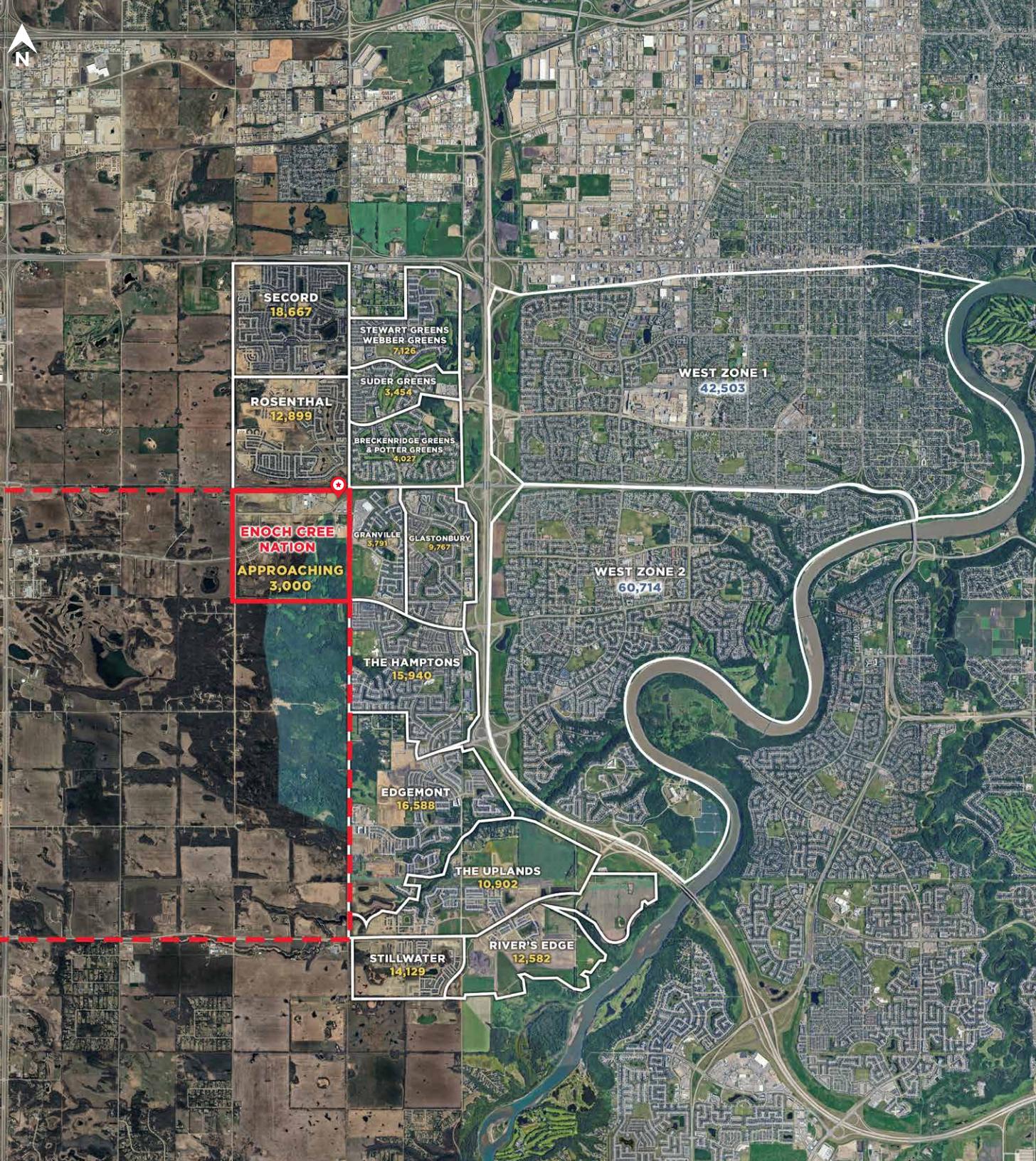
Supported by strong demographics, rising household incomes, and direct access via the Whitemud Freeway and 215th Street upgrades, the site is well positioned for long-term growth. Consistent daily traffic from River Cree Resort & Casino and the future hotel will provide sustained visibility and exposure for retailers.

- Growing household incomes in west and southwest Edmonton
- Whitemud Freeway expansion + 215th Street upgrades
- Daily visitors to River Cree Resort & Casino, Indigenous Thermal Spa and Golf Games & Experience
- Hotel guests drive year-round demand
- Positioned as Edmonton's premier retail growth hub

POPULATION ANALYSIS

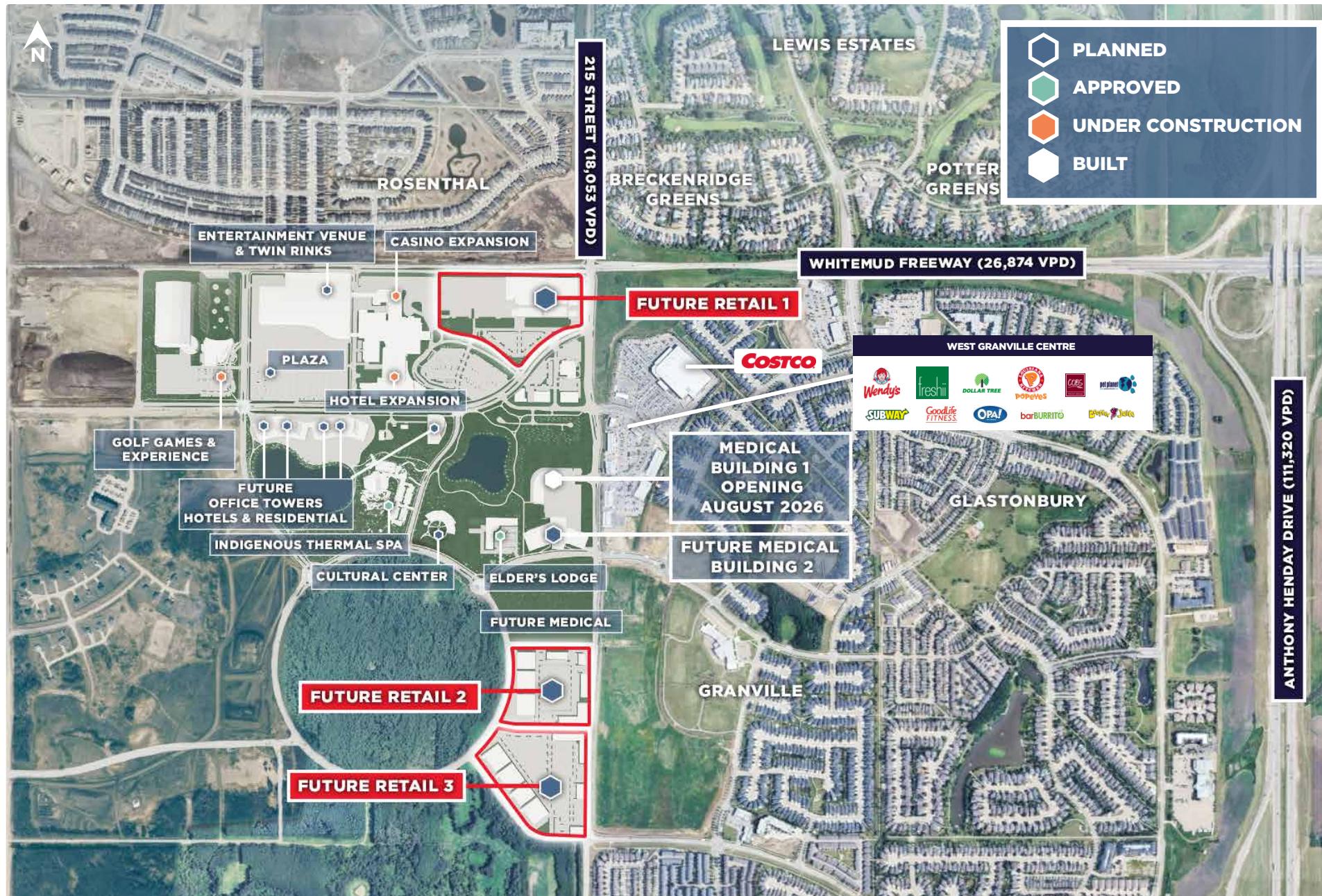
The retail development is supported by a strong and expanding residential base, with approximately 73,067 people currently living in Southwest Edmonton. The Southwest Edmonton corridor is expected to see significant population growth, with the area projected to exceed 129,872 residents at full build-out, providing a deep and growing customer base to support long-term retail demand.

Trade Area West Zone 1 and West Zone 2 comprise the remainder of West Edmonton and account for an additional current population of 103,217.



- 📍 FUTURE RETAIL DEVELOPMENT
- 🟡 FULL BUILD-OUT POPULATION
- 🔵 CURRENT POPULATION

A DESTINATION RETAIL LOCATION



ABOUT FUTURE RETAIL 1



River Cree Ventures Retail 1 is designed to accommodate a wide range of tenants, from national retailers to boutique-style concepts. These flexible retail spaces will integrate seamlessly into the heart of Enoch's world-class amenities, benefiting from consistent traffic generated by River Cree Resort & Casino visitors as well as residents from the surrounding area. This unique opportunity offers tenant's flexible formats that can be tailored to match each brand's needs.

FLEXIBLE RETAIL FORMATS AVAILABLE - TAILORED TO YOUR REQUIREMENTS

ABOUT FUTURE RETAIL 2 & 3

River Cree Ventures Retail 2 and 3 offer highly flexible retail formats designed to attract and support a dynamic mix of leading uses, including:

- Prominent large-format anchor tenants such as grocery, hardware, fitness, and entertainment concepts
- National and regional retailers seeking high-visibility, high-traffic locations
- Quick-service and drive-thru restaurant concepts capitalizing on strong daily traffic
- Fashion, lifestyle, and experiential retail brands
- Automotive sales and service users requiring excellent access and exposure



RETAIL AT THE HEART OF GROWTH

RETAIL AT THE HEART OF GROWTH

FUTURE INDIGENOUS THERMAL SPA



**CONSTRUCTION COMMENCES 2026
OPENING 2028**

The development will feature a curated mix of experiential amenities, anchored by Indigenous Thermal Spa and the Golf Games & Experience, the first concept of its kind in Edmonton. Together, these offerings introduce a compelling blend of wellness, recreation, and interactive entertainment, transforming the project into a destination-oriented environment that enhances long-term vibrancy and visitor appeal.

GOLF GAMES & EXPERIENCE



UNDER CONSTRUCTION
OPENING 2028

HOTEL EXPANSION

**RIVER CREE RESORT & CASINO VISITS
ANNUALLY - 2025**



HOTEL ROOM GUESTS - 160,000+

HOTEL EVENT GUESTS - 140,000+

ICE RINKS VISITS - 400,000+

CASINO VISITS - 3,468,000+

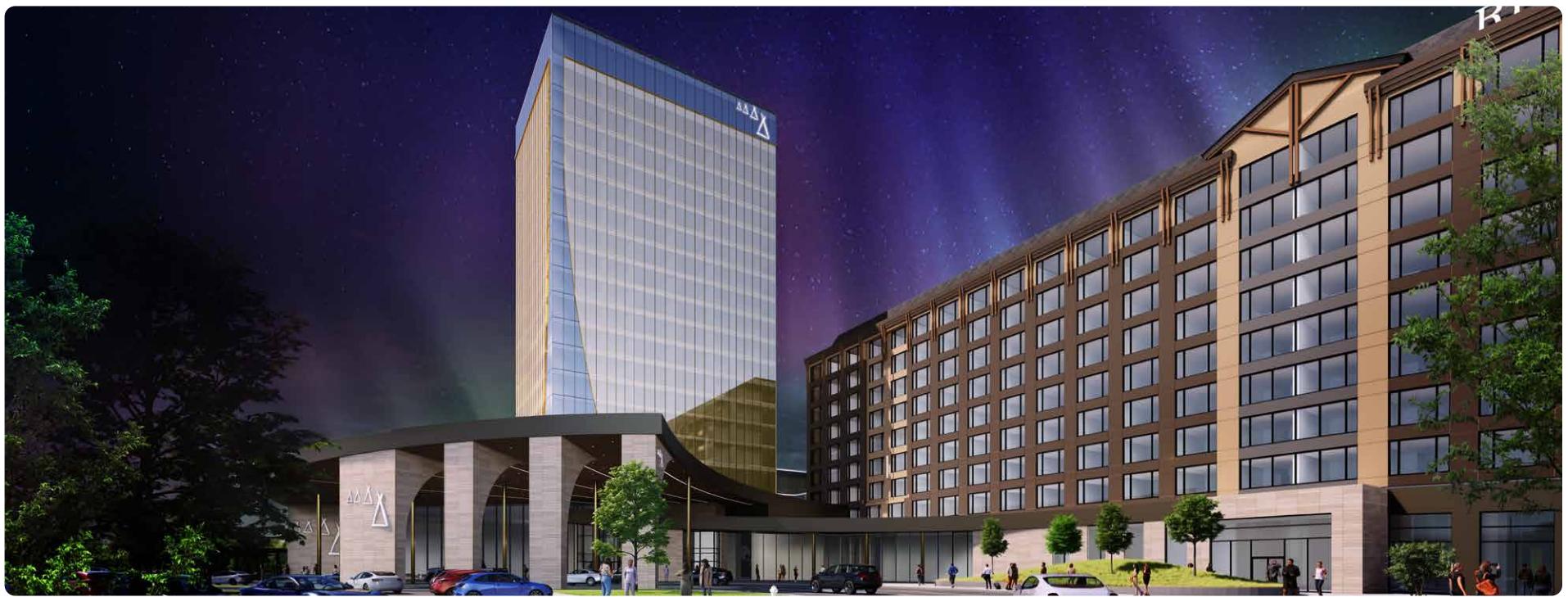
PLAYERS CLUB MEMBER DATABASE - 112,000

ENTERTAINMENT EVENTS (VENUE SHOWS) IN 2025 - 68

HOTEL EVENTS & CONFERENCES IN 2025 - OVER 950

HOTEL OCCUPANCY - 86.82%







EXCLUSIVE LEASING AGENT



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