

emerald hills  
— C E N T R E —

Highway 16 and Sherwood Drive  
Sherwood Park, AB

[emeraldhillscentre.com](http://emeraldhillscentre.com)





# Emerald Hills District

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Emerald Hills District is a landmark retail development featuring 86 acres in Sherwood Park, an affluent bedroom community located 15 kilometres from Edmonton. The District is prominently situated on the south side of Yellowhead Highway between the Sherwood Drive and Clover Bar Road exits, both providing access to the site via Emerald Drive a significant east/west corridor for north Sherwood Park. Approximately 11 acres of the District are slated for future residential development, and several neighbourhood projects are within walking distance including the Strathcona County Hospital, Archbishop Catholic High School, Aquatic Centre and Emerald Hills Regional Park.

Emerald Hills District, once fully developed, will comprise approximately 840,000 square feet. Within the District, are three separate projects: Emerald Hills Centre, Emerald Hills Corner and Emerald Hills Site E. Several opportunities are available for tenants in a wide range of sizes including CRU, mid-size box, restaurants, quick service food, fashion and many more.

## SIZE (GLA)

Total Site Area.....	86 acres
Retail.....	75 acres
Residential.....	11 acres
Total.....	863,000 sq. ft.
Current.....	775,000 sq. ft.
Future (remaining to be built).....	88,000 sq. ft.

## TRADE AREA

### 2018 ESTIMATE

Within 3 km.....	26,661
Within 5 km.....	52,553
Within 10 km.....	170,902

### 2023 PROJECTION

Within 3 km.....	31,003
Within 5 km.....	59,160
Within 10 km.....	187,011





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## EMERALD HILLS CENTRE

### SIZE (GLA)

Total ..... 630,000 sq. ft.  
Current ..... 600,000 sq. ft.  
Future (remaining to be built) ..... 30,000 sq. ft.

### OPENED

Phase 1 ..... 2012  
Phase 2 ..... 2014  
Phase 3 ..... 2018

### MAJOR TENANTS

Walmart Supercentre  
Canadian Tire  
Sport Chek/Atmosphere  
Winners  
Bed Bath & Beyond  
Wine and Beyond  
Marshalls  
The Keg Steakhouse and Bar  
Old Navy

## EMERALD HILLS CORNER

### SIZE (GLA)

Total ..... 50,000 sq. ft.  
Current ..... 35,000 sq. ft.  
Future (remaining to be built) ..... 15,000 sq. ft.

### OPENED

Hampton Inn & Suites ..... 2015  
Petro-Canada Service Station ..... 2016

### MAJOR TENANTS

Hampton Inn & Suites

## EMERALD HILLS SITE E

### SIZE (GLA)

Total ..... 183,000 sq. ft.  
Current ..... 140,000 sq. ft.  
Future (remaining to be built) ..... 43,000 sq. ft.

### OPENED

Lowe's ..... 2017

### OPENING

Phase 2 ..... 2019

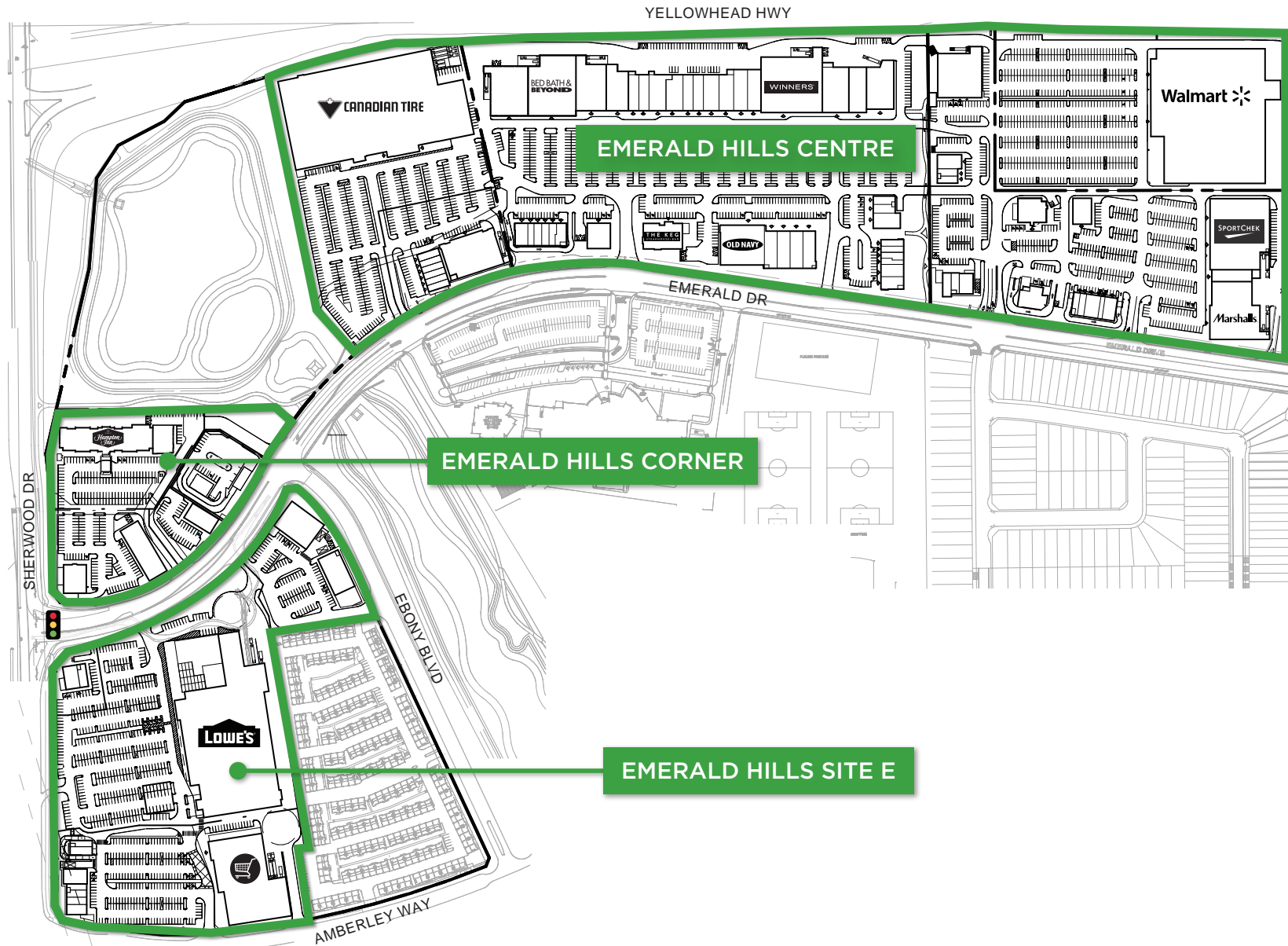
### MAJOR TENANTS

Lowe's



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## EMERALD HILLS CENTRE TENANT LISTING

Canadian Tire.....	1	Available (4,557 sq. ft.).....	23	Justice and Brothers.....	45
Golf Town.....	2	Marshalls.....	24	George Richards.....	46
Bed Bath & Beyond.....	3	Available (4,700 sq. ft.).....	25	Optiks International.....	47
PetSmart.....	4	Panda Express.....	26	Old Navy.....	48
Bouclair Home.....	5	Innovative Wireless - Bell Authorized Dealer.....	27	The Keg Steakhouse and Bar.....	49
Bootlegger.....	6	Parkstone Dental.....	28	Available (5,100 sq. ft.).....	50
Ricki's.....	7	Taco Time.....	29	Popeyes Louisiana Kitchen.....	51
Reitmans.....	8	GNC.....	30	Opal.....	52
Addition Elle.....	9	Tony Roma's.....	31	Edo Japan.....	53
Warehouse One.....	10	McDonalds.....	32	Quiznos Subs.....	54
Dreamz Sleep Shop.....	11	Available (5,400 sq. ft.).....	33	Mobile Squad.....	55
Ardene.....	12	Blaze Pizza.....	34	Emerald Hills Veterinary Clinic.....	56
The Shoe Company.....	13	Freshii.....	35	Sofa Land.....	57
Carter's OshKosh.....	14	Available (1,751 sq. ft.).....	36	Available (1,400 sq. ft.).....	58
Chatters/Tommy Gun's.....	15	Urban Barn.....	37	Available (1,200 sq. ft.).....	59
Winners.....	16	Yogurty's.....	38	Available (1,200 sq. ft.).....	60
Dollarama.....	17	Binh's Nails.....	39	Available (1,200 sq. ft.).....	61
Bulk Barn.....	18	Press'd - The Sandwich Company.....	40		
Visions Electronics.....	19	First Choice Haircutters.....	41		
Wine and Beyond.....	20	Massage Heights.....	42		
Walmart Supercentre.....	21	Smashburger.....	43		
Sport Chek/Atmosphere.....	22	La Vie en Rose.....	44		



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- Anchor
- Leased
- Available



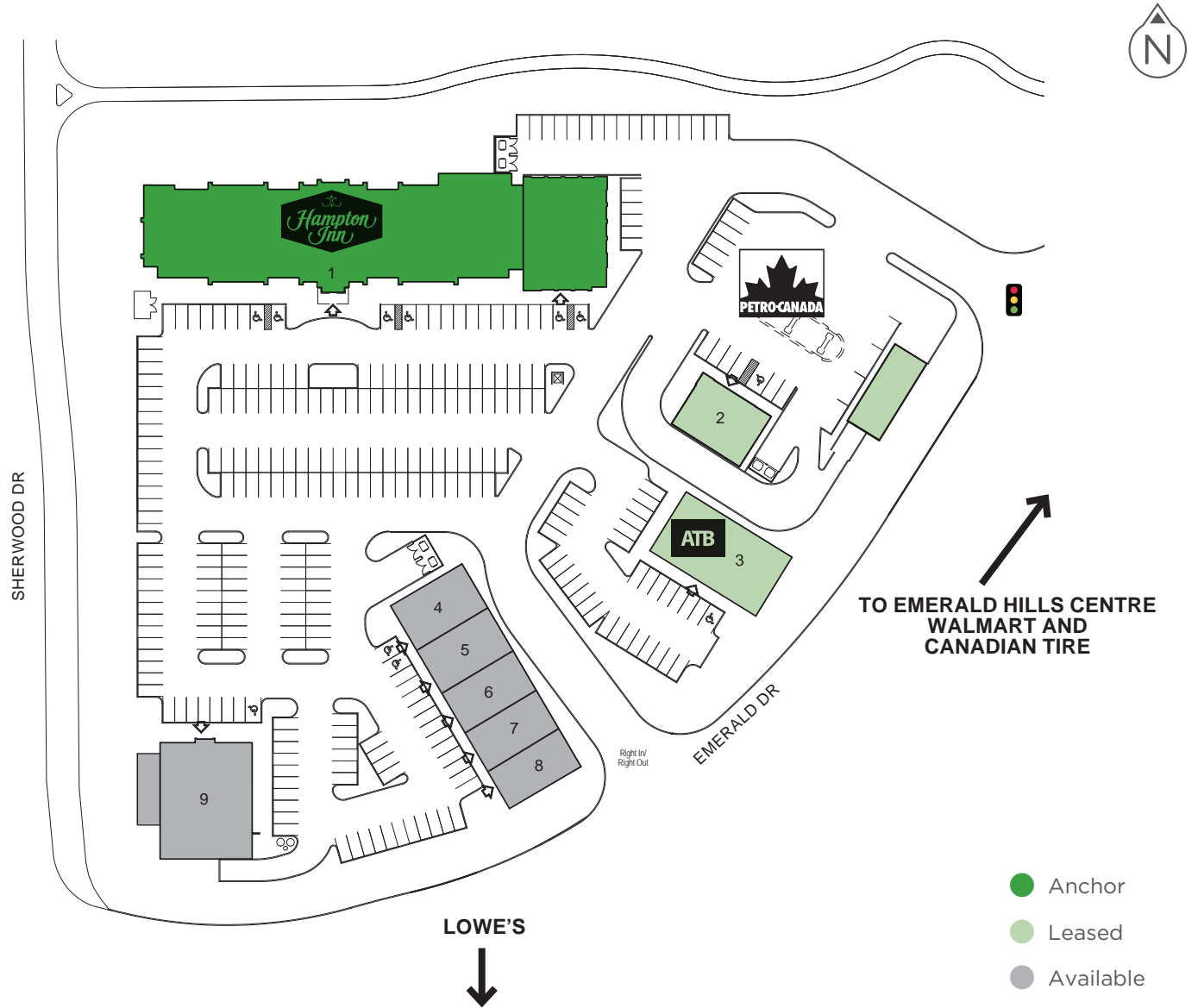
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## EMERALD HILLS CORNER TENANT LISTING

Hampton Inn & Suites.....	1
Petro-Canada Service Station.....	2
ATB Financial.....	3
Available (2,000 sq. ft.).....	4
Available (2,000 sq. ft.).....	5
Available (2,000 sq. ft.).....	6
Available (2,000 sq. ft.).....	7
Available (2,000 sq. ft.).....	8
Available (5,616 sq. ft.).....	9



- Anchor
- Leased
- Available





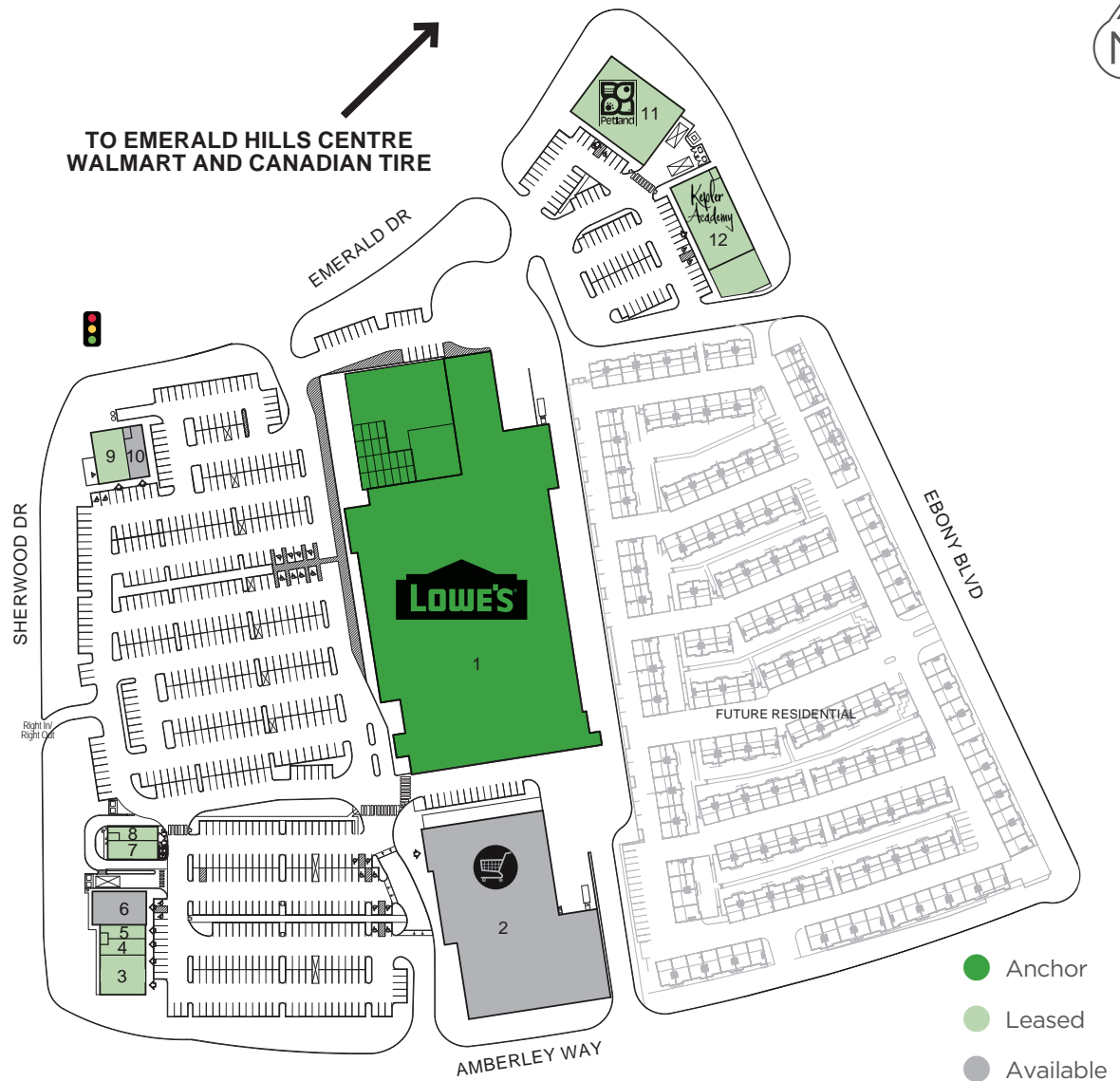
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## EMERALD HILLS - SITE E TENANT LISTING

- Lowe's ..... 1
- Grocer - Available (43,000 sq. ft.) ..... 2
- Nitza's Pizza..... 3
- Subway ..... 4
- B Glamour Nails and Spa ..... 5
- Available (3,022 sq. ft.) ..... 6
- Starbucks..... 7
- Mr. Barber ..... 8
- Nando's..... 9
- Available (1,500 sq. ft.)..... 10
- Petland ..... 11
- Kepler Academy Early Learning and Child Care..... 12





one properties

## LEASING CONTACTS

### **STEFAN SAVELLI**

Senior Vice President, Retail

**T** 647.256.1016    **C** 416.816.1519

**E** [ssavelli@oneproperties.com](mailto:ssavelli@oneproperties.com)

### **ROBERT MULVALE**

Vice President, Retail Leasing

**T** 647.256.1017    **C** 416.949.9112

**E** [rmulvale@oneproperties.com](mailto:rmulvale@oneproperties.com)

### **FOREST LI**

Leasing Coordinator

**T** 647.256.1029    **C** 647.967.6386

**E** [fli@oneproperties.com](mailto:fli@oneproperties.com)

### **MADELEINE BRADSHAW**

Development and Leasing Coordinator

**T** 647.503.6797    **C** 647.938.1771

**E** [mbradshaw@oneproperties.com](mailto:mbradshaw@oneproperties.com)

**[oneproperties.com](http://oneproperties.com)**