



Marshalls


emerald hills
— DISTRICT —

Highway 16 and Sherwood Drive
Sherwood Park, AB

emeraldhillscentre.com


one properties



Emerald Hills District

Highway 16 and Sherwood Drive, Sherwood Park, AB | emeraldhillscentre.com



Emerald Hills District is a landmark retail centre featuring 75 acres in Strathcona County’s Sherwood Park, an affluent bedroom community located 15 kilometres east of Edmonton. The District is prominently situated on the south side of Highway 16 (Yellowhead Trail) 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.

Several neighbourhood amenities are within walking distance of the shopping centre including the Strathcona County Hospital, a Catholic high school, leisure centre, sports pavilion, and the Emerald Hills Regional Park. Sherwood Park’s northwest community continues to rapidly grow with road expansions and the addition of new hotels and residential developments. Strathcona County’s household spending power is a remarkable \$5.6 billion and is home to 75% of Canada’s petrochemical refining which has attributed to Alberta’s economy, prosperity, and quality of life.

Within the District are three separate projects: Emerald Hills Centre, Emerald Hills Corner and Emerald Hills Site E. Once all three projects have been fully developed, Emerald Hills District will comprise of 859,400 sq. ft. Currently, Emerald Hills District is 92% completed. The District is anchored by Walmart Supercentre, Canadian Tire and Lowe’s. Several opportunities are available for tenants including CRU, mid-size box, restaurants, quick service food, fashion, and many more.



SIZE (GLA)

Total Retail Space.....	859,400 sq. ft.
Current.....	794,400 sq. ft.
Future.....	65,000 sq. ft.

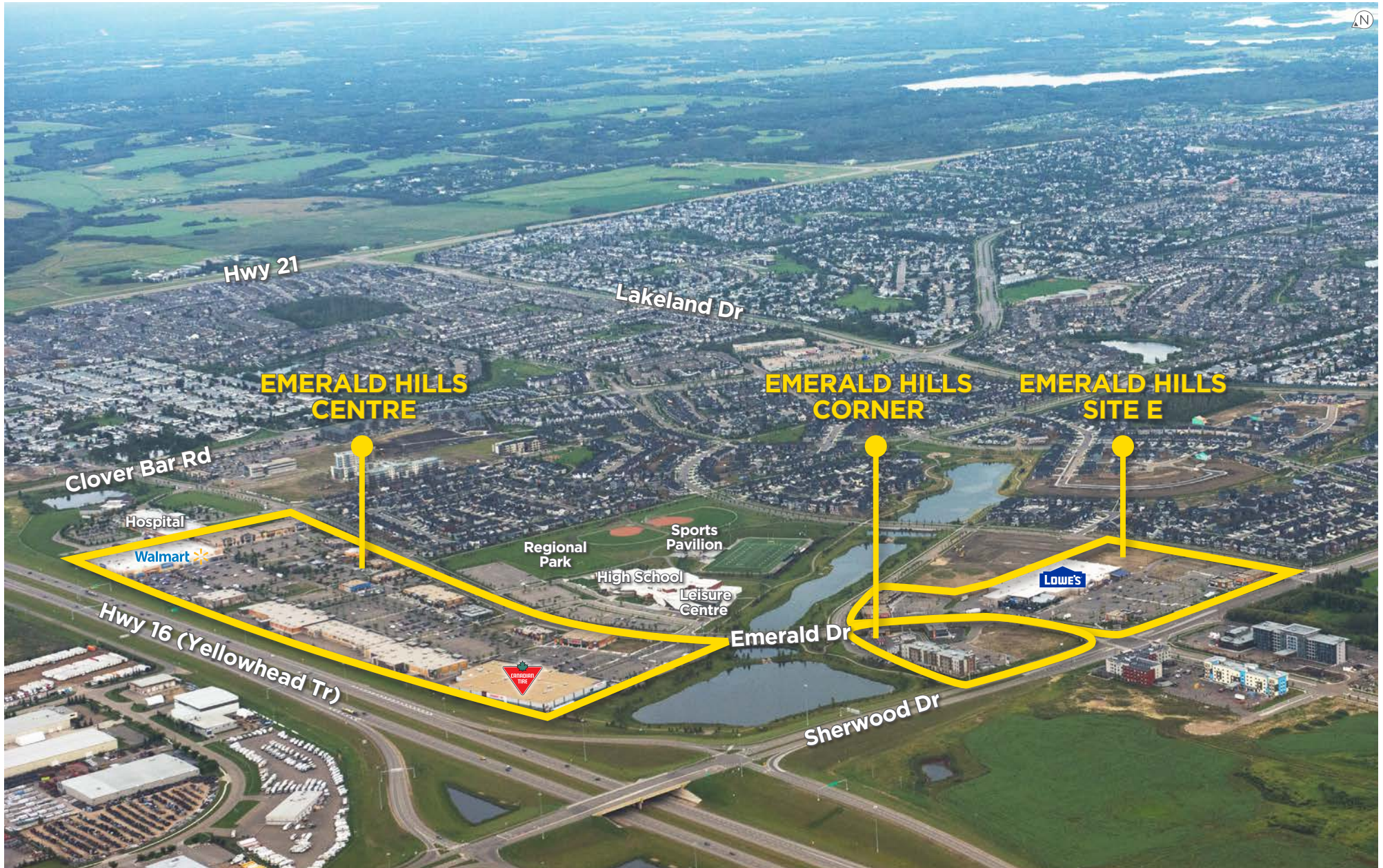
TRADE AREA

	2019 ESTIMATE	2024 PROJECTION	2029 PROJECTION
Within 3 km	26,862	31,453	32,859
Within 5 km	52,264	58,789	64,442
Within 10 km	169,615	183,501	196,408



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EMERALD HILLS CENTRE

SIZE (GLA)

Total Retail.....	628,000 sq. ft.
Current.....	620,000 sq. ft.
Future (Phase 4).....	8,000 sq. ft.

OPENED

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

OPENING

Phase 4.....	2020
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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 Retail.....	48,400 sq. ft.
Current.....	34,400 sq. ft.
Future (Phase 2).....	14,000 sq. ft.

OPENED

Hampton Inn & Suites.....	2015
Petro-Canada/A&W.....	2016
ATB Financial.....	2019

OPENING

Phase 2.....	2020
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MAJOR TENANT

- Hampton Inn & Suites

EMERALD HILLS SITE E

SIZE (GLA)

Total Retail.....	183,000 sq. ft.
Current.....	140,000 sq. ft.
Future (Grocer).....	43,000 sq. ft.

OPENED

Lowe's.....	2017
Phase 1.....	2019

OPENING

Grocer.....	Future
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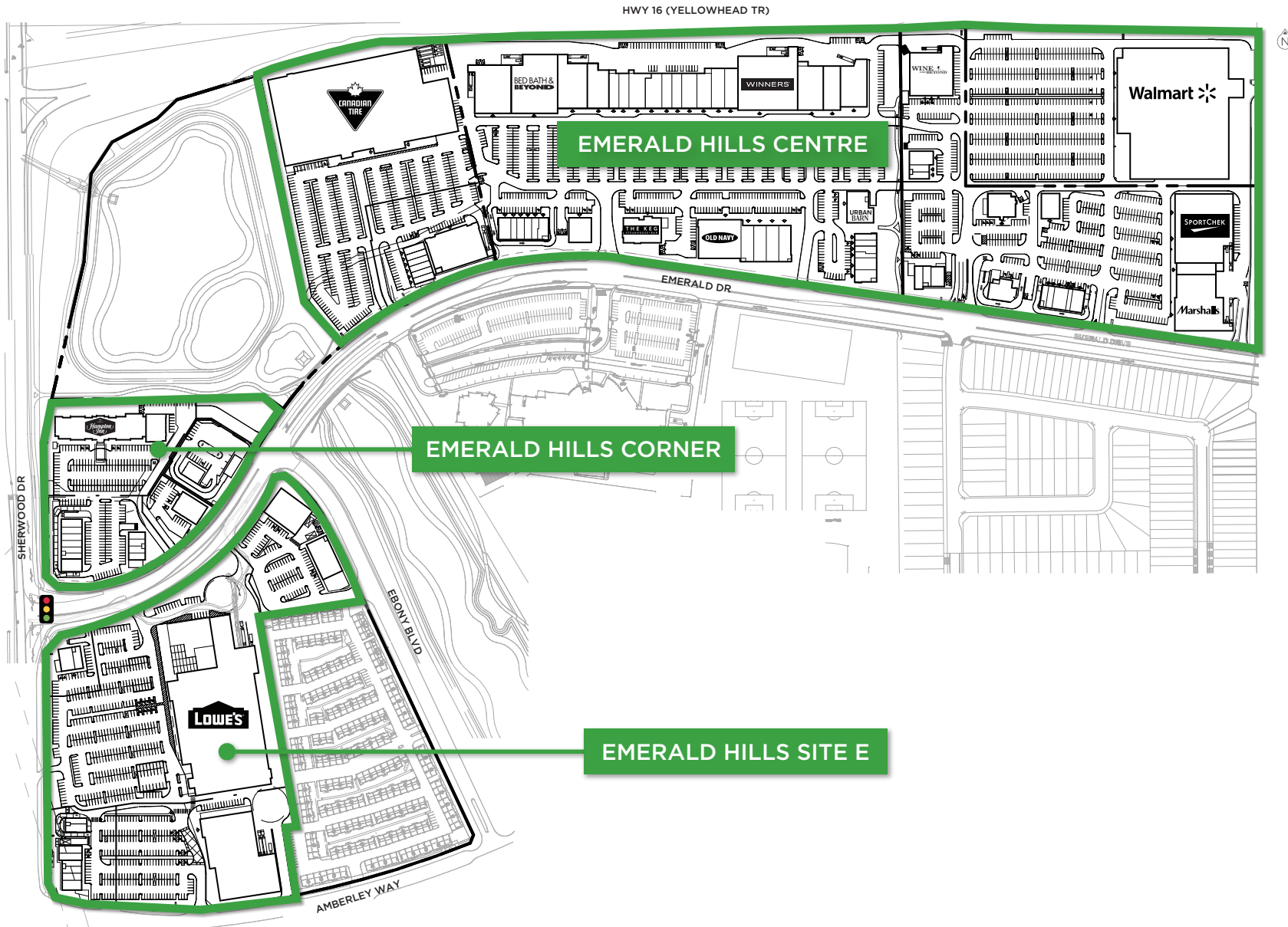
MAJOR TENANT

- Lowe's



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EMERALD HILLS CENTRE



- | | | | | |
|----------------------|------------------------------|------------------------------|-----------------------------|------------------------------------|
| 1 Canadian Tire | 13 The Shoe Company | 25 Available (4,000 sq. ft.) | 37 Urban Barn | 49 The Keg Steakhouse and Bar |
| 2 Golf Town | 14 Carter's OshKosh | 26 Panda Express | 38 Yogurty's | 50 Available (5,100 sq. ft.) |
| 3 Bed Bath & Beyond | 15 Chatters/Tommy Guns | 27 Innovative Wireless | 39 Binh's Nails | 51 Popeyes Louisiana Kitchen |
| 4 PetSmart | 16 Winners | 28 Parkstone Dental | 40 Press'd | 52 Opa! |
| 5 Bouclair Home | 17 Dollarama | 29 Taco Time | 41 First Choice Haircutters | 53 Edo Japan |
| 6 Bootlegger | 18 Bulk Barn | 30 GNC | 42 Massage Heights | 54 Quizno's Subs |
| 7 Ricki's | 19 Visions Electronics | 31 Tony Roma's | 43 Smashburger | 55 Mobile Squad |
| 8 Reitmans | 20 Wine and Beyond | 32 McDonalds | 44 La Vie en Rose | 56 Emerald Hills Veterinary Clinic |
| 9 Addition Elle | 21 Walmart Superstore | 33 Available (5,400 sq. ft.) | 45 Justice and Brothers | 57 Sofa Land |
| 10 Warehouse One | 22 Sport Chek/Atmosphere | 34 Blaze Pizza | 46 George Richards | 58-63 Available (8,000 sq. ft.) |
| 11 Dreamz Sleep Shop | 23 Available (4,700 sq. ft.) | 35 Freshii | 47 Optiks International | |
| 12 Ardene | 24 Marshalls | 36 Available (1,800 sq. ft.) | 48 Old Navy | |

- Anchor
- Leased
- Available

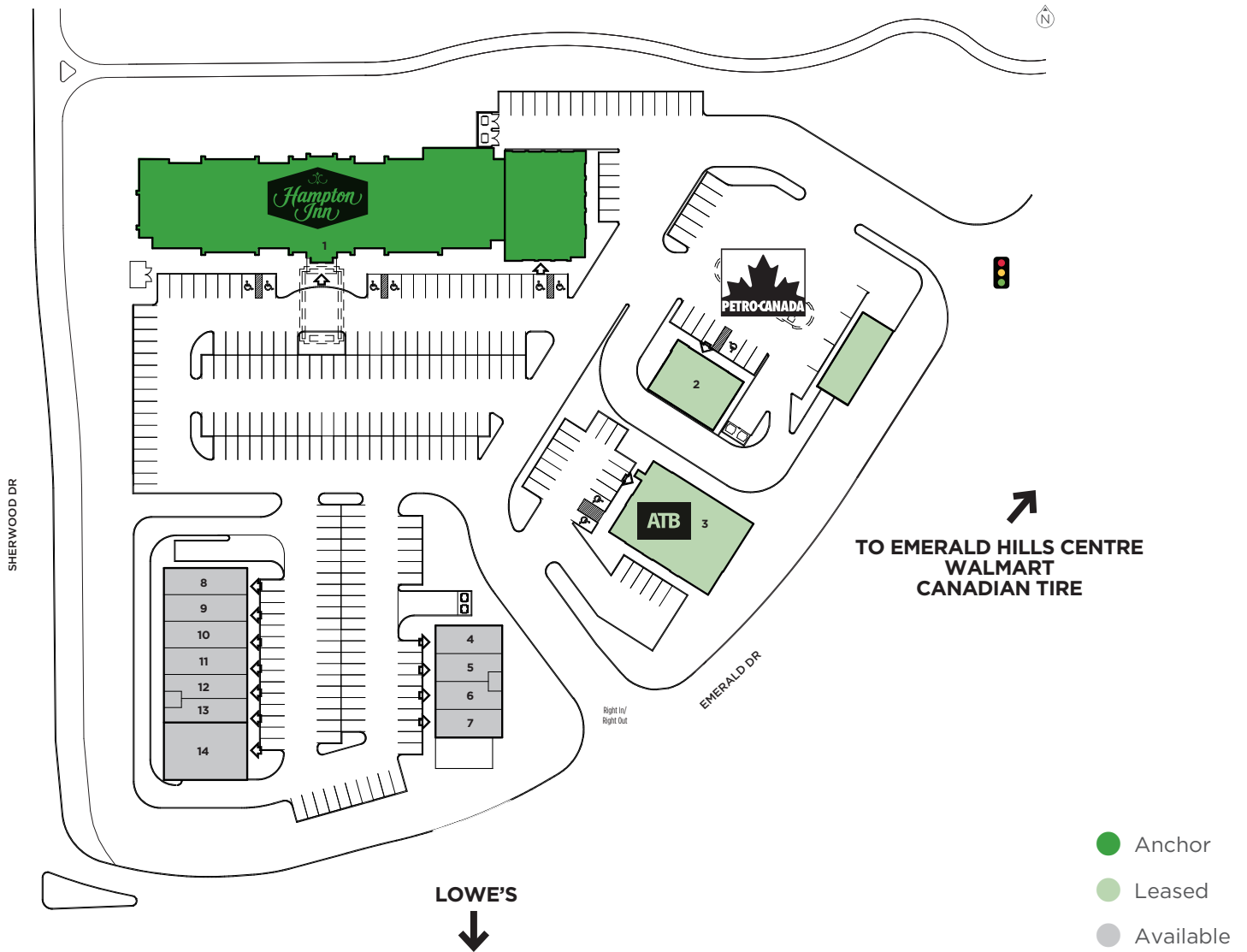


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EMERALD HILLS CORNER

- 1 Hampton Inn & Suites
- 2 Petro-Canada, A&W
- 3 ATB Financial
- 4-7 Available (4,050 sq. ft.)
- 8-13 Available (7,000 sq. ft.)
- 14 Available (2,700 sq. ft.)





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EMERALD HILLS SITE E

- 1 Lowe's
- 2 Kepler Academy
- 3 Petland
- 4 Available (1,550 sq. ft.)
- 5 Nando's
- 6 Mr. Barber
- 7 Starbucks
- 8 Liquor Store
- 9 B-Glamour Nails
- 10 Subway
- 11 Nitza's Pizza
- 12 Available - Grocer (43,000 sq. ft.)



- Anchor
- Leased
- Available



one properties

LEASING CONTACTS

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