

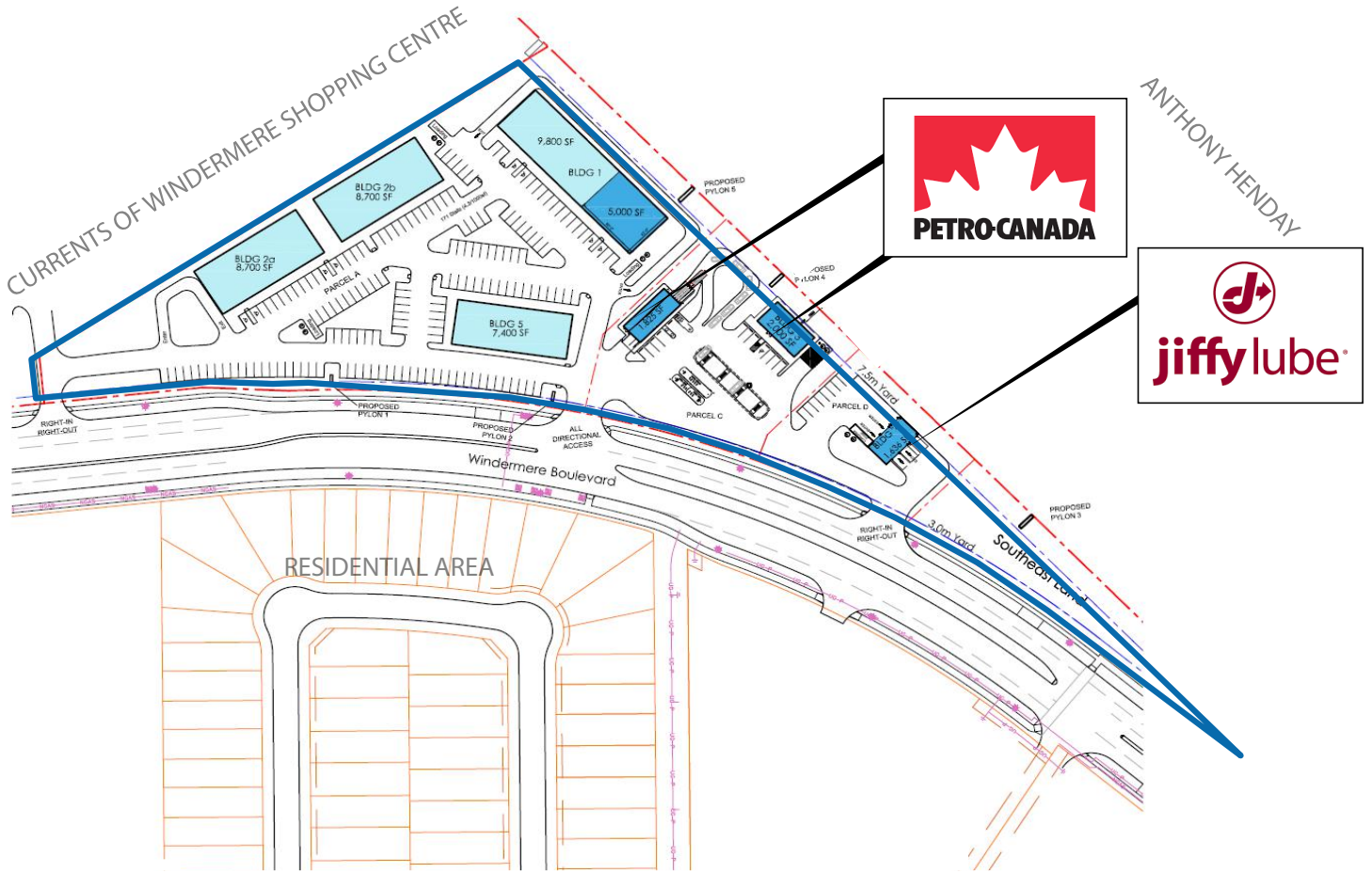
Currents

P O I N T E

Southwest | Edmonton, Alberta



SITE PLAN



SITE ATTRIBUTES

SITE AREA

7 acres

LEASABLE AREA

43,000 sq.ft.

* CRU, PAD & anchor opportunities available

* Adjacent to Anthony Henday Drive & Currents of Windermere



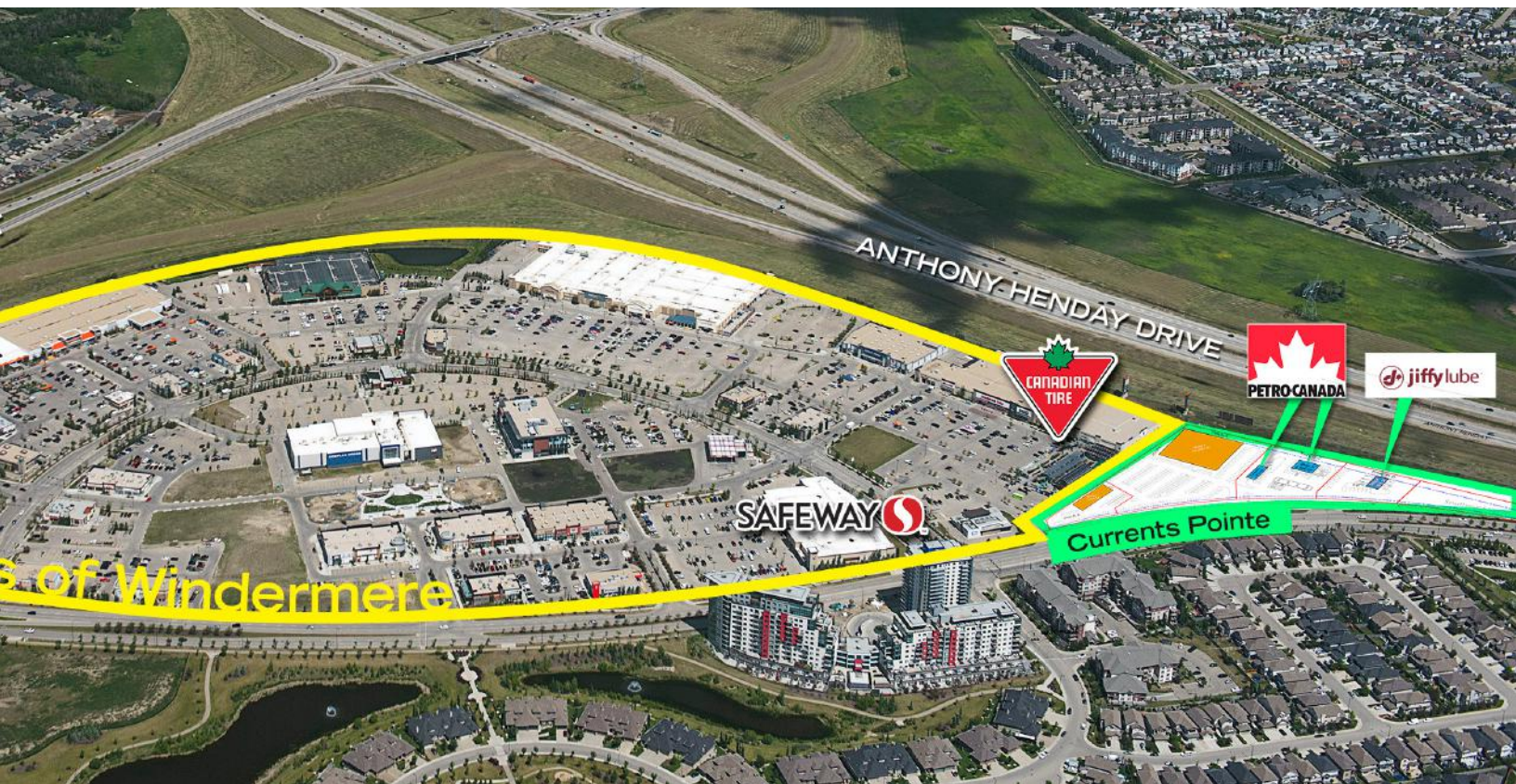
Currents Pointe in southwest Edmonton is located adjacent to 1.1 million square feet of retail at Currents of Windermere with Canadian Tire, Walmart SuperCentre, Home Depot, Cabela's, Winners, HomeSense, London Drugs, and many more. This 7 acre retail site is one of the final stages in the highly successful Currents of Windermere retail project and is surrounded by large and affluent residential developments.

MARKET INFORMATION

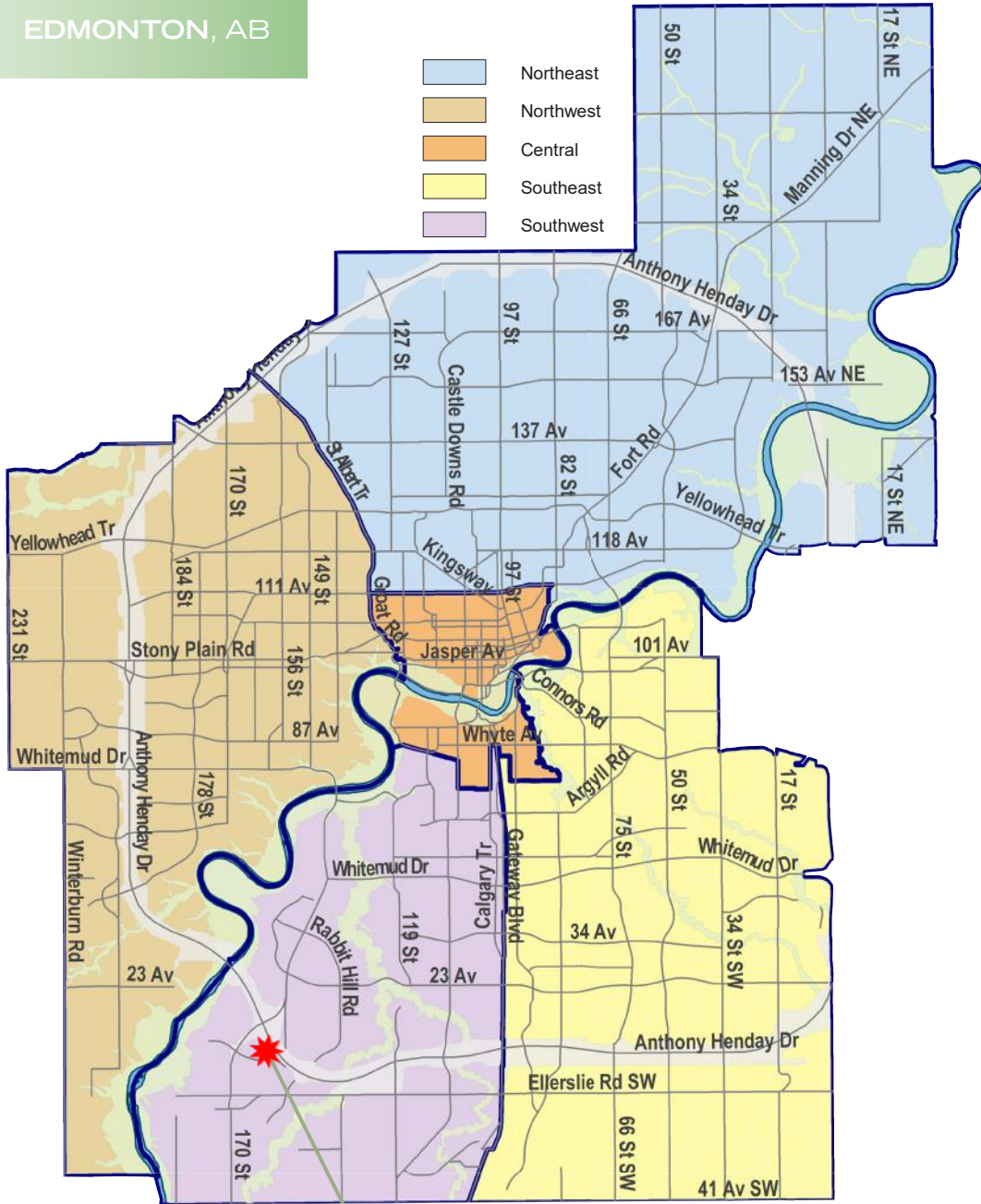
- The Windermere - Southwest Edmonton market has a population of 185,000 people residing in 68,432 households. The market accounts for 13.63% of Edmonton's population.
- Edmonton's population now totals 972,223 (source: City of Edmonton 2019 municipal census)
- The average annual household income for the Windermere district exceeds \$160,000.
- Primary Trade Area (2017) - 185,000

	3km	5km	7km	Edmonton
Population (2017)	30,410	71,012	151,297	895,791
Population (2022f)	34,053	80,496	167,659	982,920
Households	10,742	23,942	54,012	354,924
Average Income	\$173,480	\$179,783	\$157,273	\$99,602

SITE AERIAL



EDMONTON, AB



CURRENTS POINTE
ADJACENT TO ANTHONY HENDAY DRIVE & 170 STREET