

EMERALD HILLS CENTRE



emerald hills
CENTRE

SHAPE

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01 Property Overview

Welcome to Emerald Hills Centre

Prominently positioned between Highway 16 and Emerald Drive, Emerald Hills Centre is located in the vibrant, growing and affluent community of Sherwood Park. A 55-acre regional destination with 498,588 SF of retail space that serves the entire Strathcona County.



Property Overview

PROPERTY TYPE

Retail Destination

GLA

Commercial: 498,549 SF

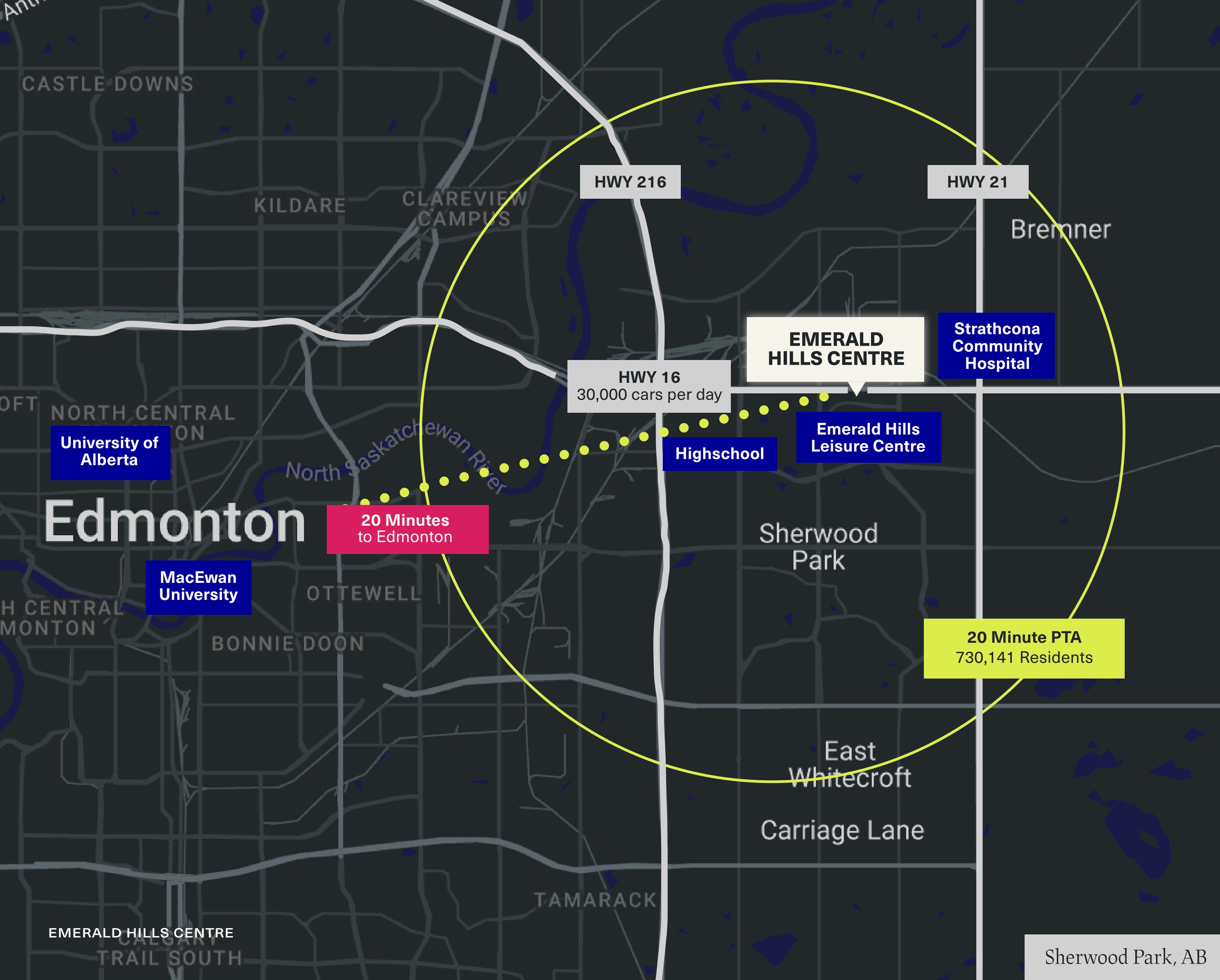
SITE SIZE

55 Acres

KEY TENANTS

40+ retailers with a mixture of national brands, shops, convenience services and restaurants like Canadian Tire, Wine & Beyond, Sephora, Winners and Golf Town





02 Location & Demographics

ACCESS

Located next to Highway 16, carrying **30,000 cars per day**

A complete neighbourhood, located next to community hospital, recreation facility, schools and growing residential

POPULATION

Located in Emerald Hills Development Area, a designated location for residential growth within the Strathcona County Municipal Development Plan

The population of Strathcona County increased 1.16% year-over-year, and increased 2.81% in the last five years

730,141 residents within 20-minute PTA

AUDIENCE

Household Income: PTA average **\$126,957**, 46% above \$100K.

The median income in Sherwood Park is the 6th highest in Alberta.

Average Age: 38

BE A PART OF THE STORY

03 Leasing Opportunities



COMMERCIAL LEASING

498,549 SF open-air, streetfront commercial retail space joining unique established national brands like Lowe's, Sportchek, Golf Town, Wine & Beyond, Winners, Old Navy, The Keg, Sephora, Urban Barn and more.



SPECIALTY LEASING

Find opportunities in temporary in-line spaces, and activations at Emerald Hills Centre.

Take advantage of peak shopping seasons, gain exposure or expand an existing business without the long-term commitment of a permanent lease.

[Specialty Leasing Application](#) →

SITE MAP



Contact For Site Plans →

04 Why SHAPE

The Relentless Pursuit of Better

WE MANAGE LIKE OWNERS

We are invested
in our properties
long term



ASPIRATIONAL RETAIL ENVIRONMENTS

World-class design
and architecture



EXPERTLY CURATED BRANDS

Meticulously
curated retail
collections



DATA-DRIVEN EXPERIENCES

Signature
celebrations and
guest experiences



5-STAR HOST PROGRAM

Hospitality
training for all
staff, from
janitorial
to security



Future-Forward Leasing

SHAPE Leasing specializes in creating design-forward, branded environments that merge tenants' brand values and the local communities they serve.

- + CUSTOMER-CENTERED
- + SUPERIOR REAL ESTATE FUNDAMENTALS
- + LOCAL & AGILE
- + PROVEN MARKETING PLAYBOOK



Learn More →



Exceptional Retail Experiences

The SHAPE Retail Management team comes with an in-depth understanding of local community needs and excels at building exceptional retail experiences. Our best-in-class property teams are committed to your success.



Doing Well by Doing Good

SHAPE is committed to an Education, Environment, Social and Governance (EESG) strategy that maximizes progress, social impact and long-term sustainability. Guided by these criteria:

- ✦ **LONG TERM BENEFITS OVER SHORT-TERM GAIN**
- ✦ **ALIGNMENT WITH OUR BUSINESS**
- ✦ **RESULTS WE CAN MEASURE**
- ✦ **BALANCE THE RETURN ON INVESTMENT**



[Learn More](#) →

Magnetic Urban Centres

SHAPE is the real estate investment, development and management company behind Canada's most significant centres of gravity. From master plans to retail destinations, we raise the bar for industry, quality of life and return on investment.



The City of Lougheed, BC



The Amazing Brentwood, BC



Uptown, BC



Nanaimo North Town Centre, BC



Destination: Deerfoot City, AB



Westhills Towne Centre, AB



Emerald Hills Centre, AB



Skyview Centre, AB

[View Portfolio](#)



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