

# EMERALD HILLS CENTRE



emerald hills  
CENTRE

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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: 497,275 SF

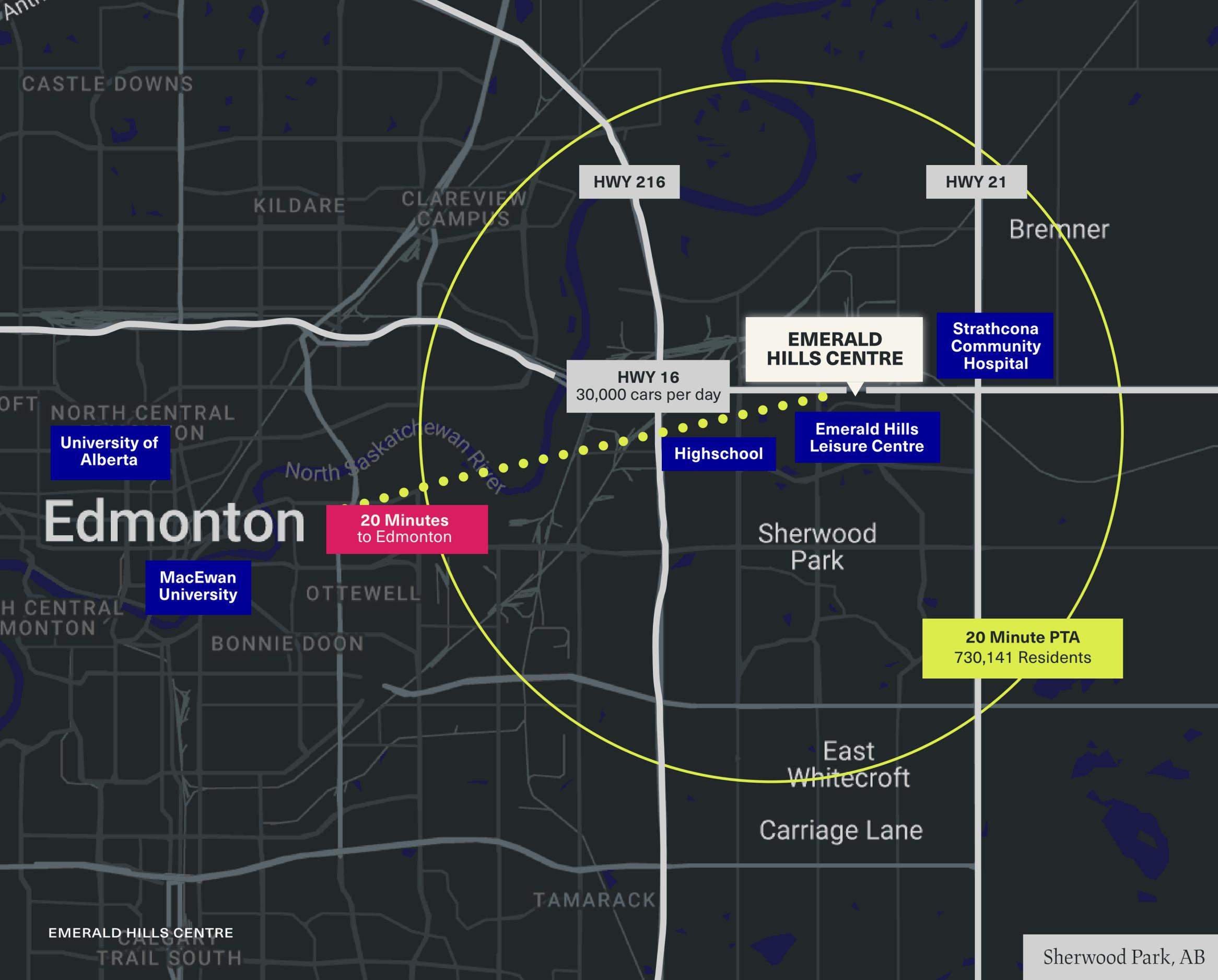
## SITE SIZE

21.1 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

**497,275 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.



# SITE MAP



EMERALD HILLS CENTRE

## 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.

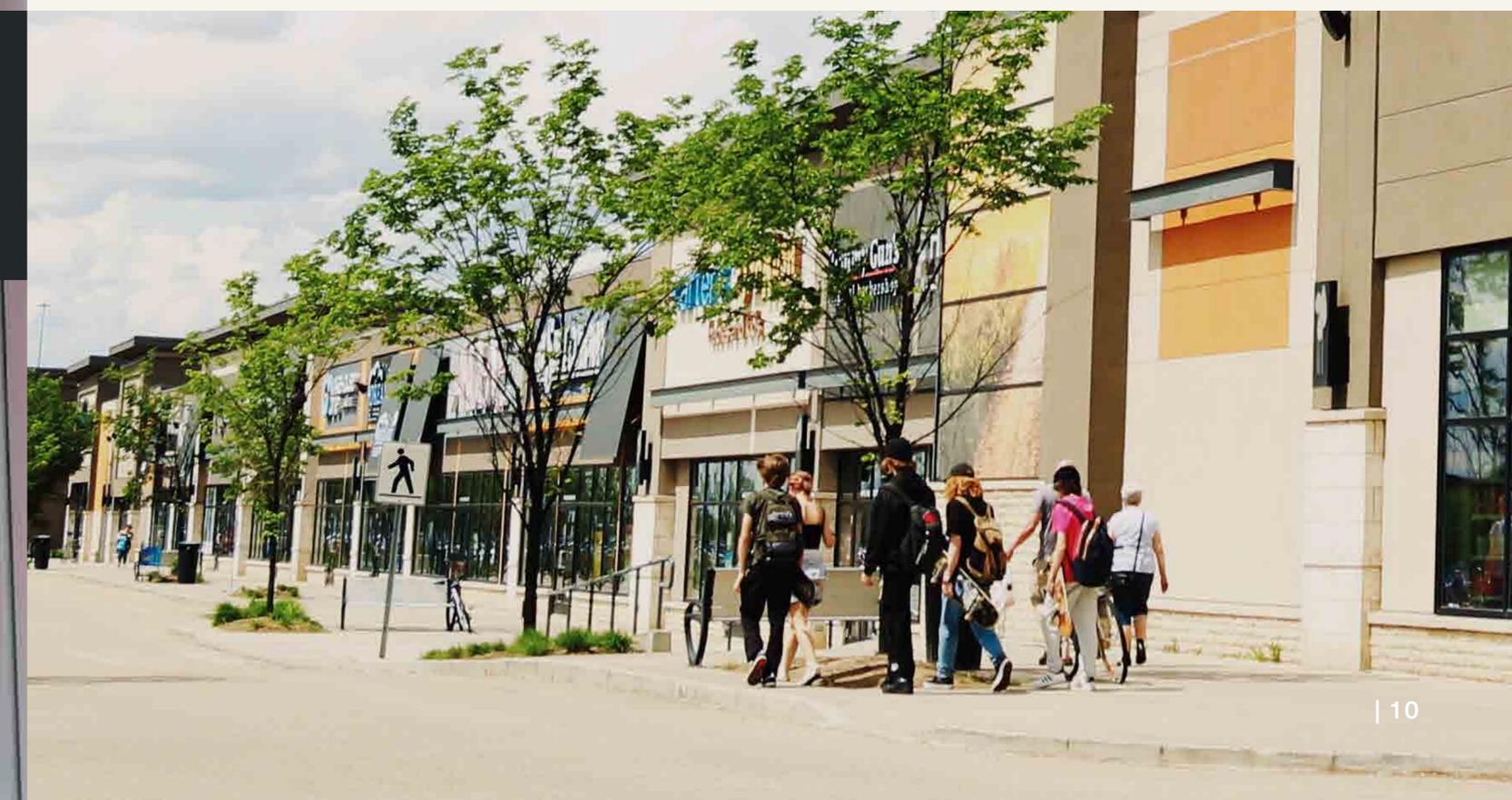
- + CUSTOMER-CENTERED
- + SUPERIOR REAL ESTATE FUNDAMENTALS
- + LOCAL & AGILE
- + PROVEN MARKETING PLAYBOOK





# 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**



# 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



## CONTACT

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