ROYOP

Heritage Village

2011 111 Street NW, Edmonton, Alberta

RETAIL SPACE AVAILABLE

SITE INFO

Heritage Village Shopping Centre is a premier southwest Edmonton retail destination anchored by FreshCo and supported by a diverse mix of national and community-focused tenants. Located at the high-traffic intersection of 111 Street and 23 Avenue NW, the centre offers strong visibility, convenient access, and a well-established customer base, making it an ideal location for retailers, restaurants, and service providers seeking exposure within a thriving residential trade area.

- **Available Space:** Unit #2023 - 2,197 sq ft
  Unit #11035 - 4,556 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** $18.83 PSF (est. 2026) + Mgmt Fee

LEASING CONTACT

Ben Cowie **Leasing Manager, Associate**

403.926.5779 | bcowie@royop.com

Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

SITE PLAN

#2011	FreshCo. **28,275 sf**	**#2025A**	Goodwill Ind. of Alberta **1,961 sf**	**#1024/2053/2501**	Insight Medical Imaging **6,211 sf**	**#11021**	Scotiabank **5,000 sf**
#1015	Twisted Vape and Smoke **1,675 sf**	**#2021**	Kick's Sports **1,981 sf**	**#2055**	Massage Addict **1,867 sf**	**#11023**	Boston Pizza **5,417 sf**
#2023	**Available to Lease 2,197 sf**	**#2035**	Dental Clinic **2,751 sf**	**2055A/2064**	Good Buddy Chinese **4,982 sf**	**#11035**	**Available to Lease 4,556 sf**
#2011A	Telus Mobility **300 sf**	**#2037**	Shoppers Drug Mart **5,129 sf**	**#2064A**	Cannabis Discounter **1,455 sf**	**#11041**	H&R Block **1,921 sf**
#2025/2027	Performance Chiropractic + Physiotherapy **3,462 sf**	**#2041**	Medicentres Family Care Clinics **4,043 sf**	**#2065**	Heritage Vision Care **2,658 sf**		

AREA DEMOGRAPHICS

Population
2024 Total Population *(within 5km)* 130,689

Income
Average Household Income *(within 5km)* $146,539

Households
Total Households 44,761

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

ROYOP

Our rich history spans 60 years in Western Canada.
Royop is a leader and expert in development and management.
Our leasing strategy is proven to retain and attract best-in-class retailers to our centres.
We develop and manage mixed use projects.