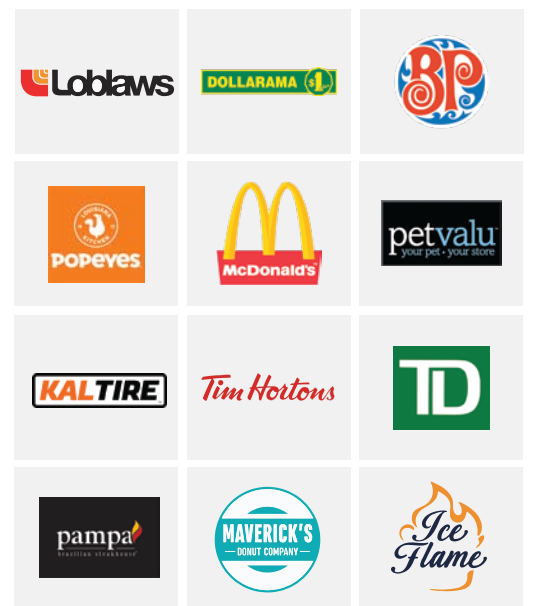


NW Corner of Ellerslie Road & Parsons Road



**Ellerslie Crossing** is located along one of South Edmonton's main retail and vehicular corridors. A significant daytime working population, nearby growing residential areas and strong grocery and anchor tenants provide a robust trade area for this site.

|                                                                                    |                                                                                   |                             |
|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------|
|  | <b>Commercial Site</b><br><b>Retail Area</b>                                      | 17.7 acres<br>224,706 sf    |
|  | <b>Ellerslie Road</b><br><b>HWY 2/Gateway Blvd</b><br><b>Anthony Henday Drive</b> | Adjacent<br>2 min<br>3 min  |
|  | <b>Primary Trade Area</b><br><b>Med. HH Income</b>                                | 144,464 (2025)<br>\$108,082 |
|  | <b>Annual Visits</b><br><b>Avg. Visits per Day</b>                                | 3,266,400 (2024)<br>8,949   |



# Ellerslie Crossing

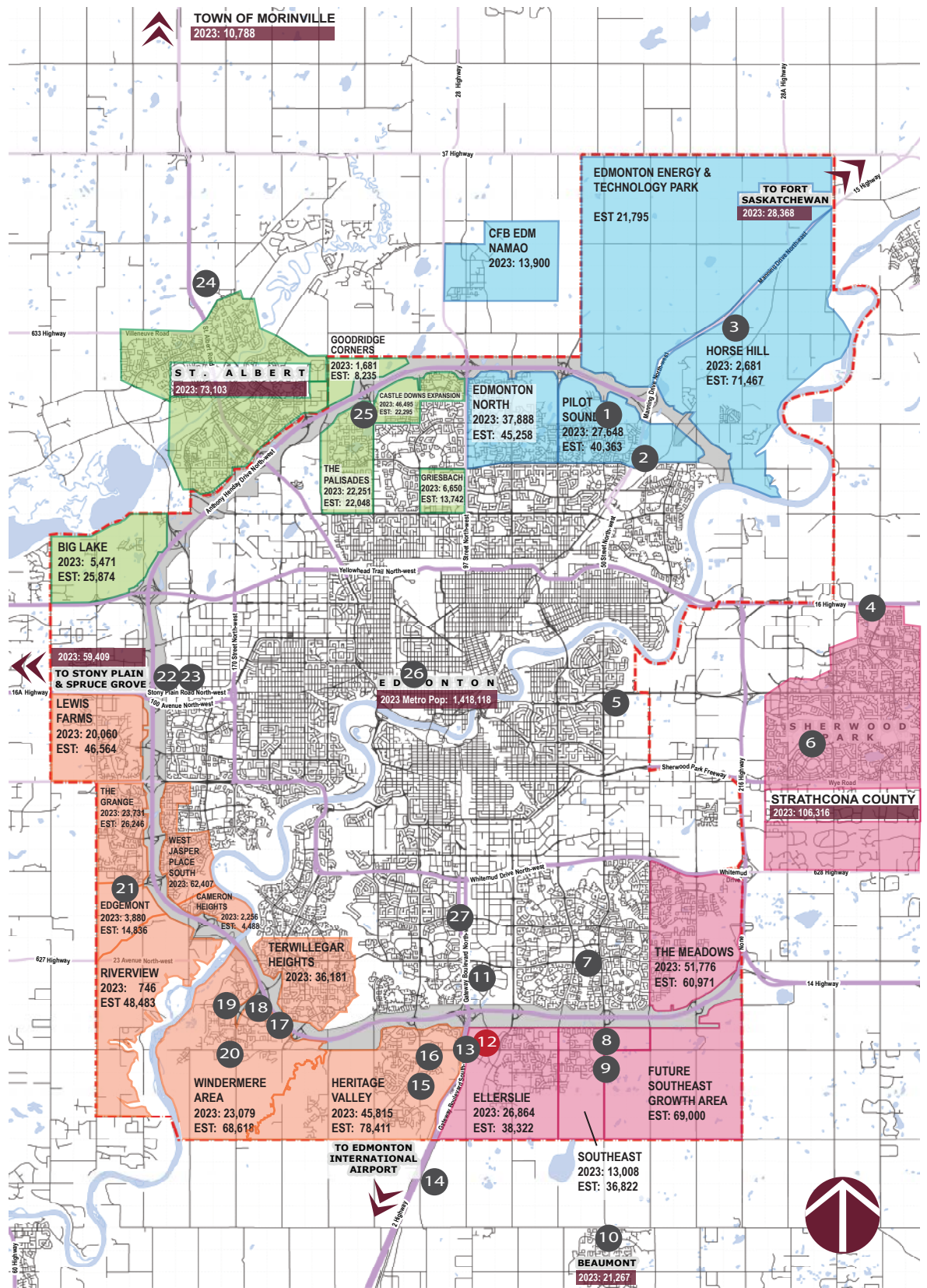


## Population Statistics

|                      | 3 KM      | 5 KM      | 7 KM      | Edmonton  |
|----------------------|-----------|-----------|-----------|-----------|
| Population 2025      | 50,048    | 144,464   | 246,949   | 1,010,899 |
| Population est. 2030 | 72,549    | 191,071   | 314,025   | 1,640,000 |
| Households           | 17,681    | 52,507    | 89,502    | 432,557   |
| Med. HHI             | \$120,437 | \$108,082 | \$106,223 | \$92,276  |

# Cameron projects throughout Greater Edmonton Area

- 1 Hollick Kenyon / McConachie Plaza
- 2 Manning Town Centre / Manning Village
- 3 Horse Hill
- 4 Emerald Hills
- 5 Centre 50
- 6 The Market at Centre in the Park
- 7 Meyokumin
- 8 Harvest Hills Market
- 9 Harvest Pointe
- 10 Montalet / Galerie Beaumont
- 11 South Edmonton Common
- 12 Ellerslie Crossing
- 13 Edmonton Business Campus
- 14 Monarch Industrial Park
- 15 Cavanagh
- 16 Southbrook
- 17 Windermere Pointe
- 18 Currents of Windermere
- 19 Windermere Crossing
- 20 Windermere South
- 21 Edgemont
- 22 Sunwapta West
- 23 Sunwapta Centre
- 24 Erin Ridge
- 25 Albany Market Square
- 26 Downtown Office
- 27 South Trail



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