

FOR LEASE: RETAIL/COMMERCIAL & RESTAURANT SPACE

RIO VERDE PLAZA

**10108 Manning Avenue
Fort McMurray, Alberta**

**Restaurant: 4,250 sf
Retail/Commercial: 3,175 sf**



RIO VERDE PLAZA



POMEROY HOTEL
FORT McMURRAY



FEATURES

- ✓ Prime downtown location
- ✓ Retail Signage opportunities
- ✓ Street facing storefronts
- ✓ Demising options available
- ✓ Pomeroy Hotel: 100 rooms on-site
- ✓ Rio Verde Plaza: 91 residences on-site
- ✓ Heated underground parking
- ✓ Surface parking lot across Manning Avenue

CONTACT US

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Safeway Holdings (Alberta) Ltd.

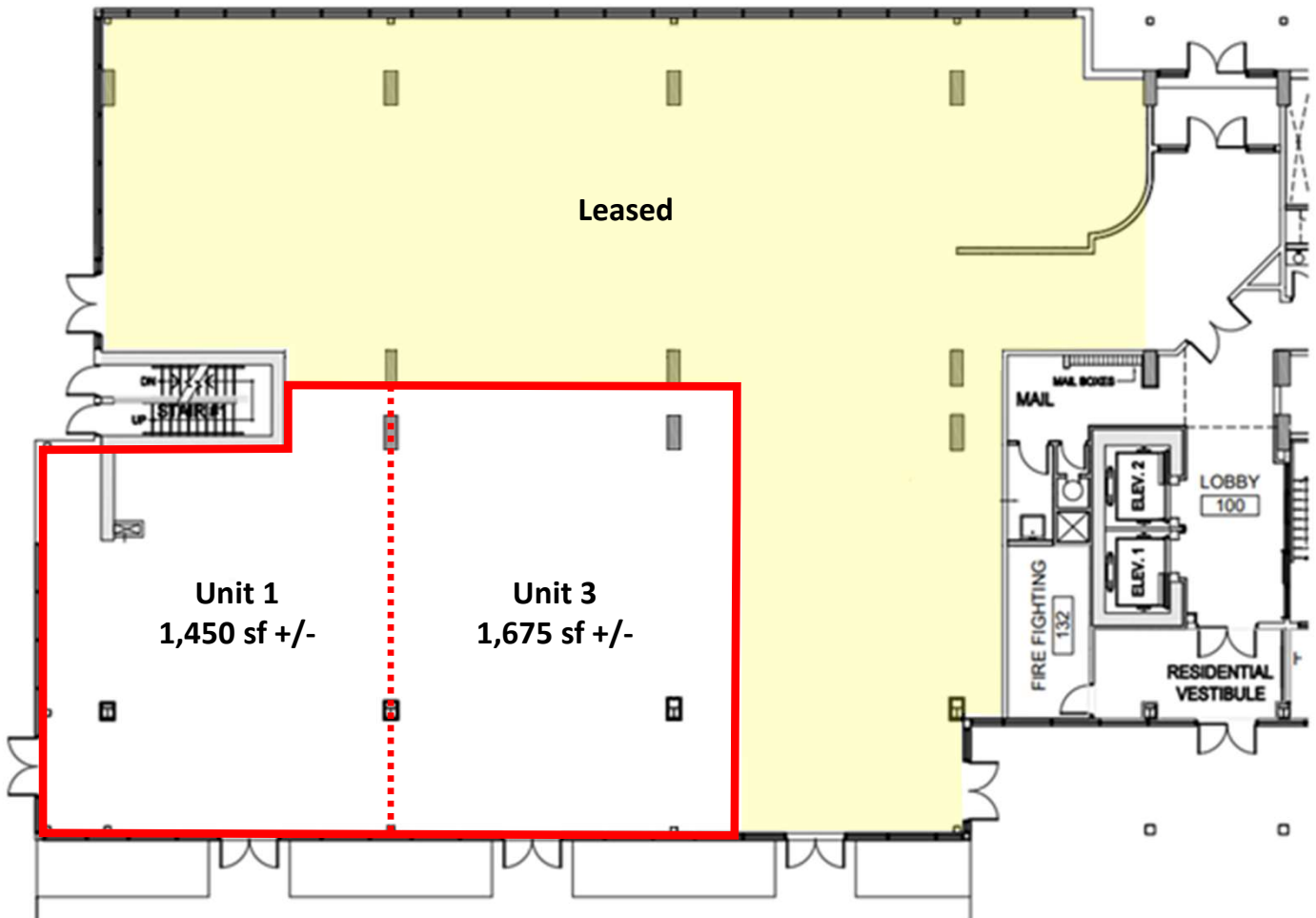
RIO VERDE PLAZA: About the Building

- **Rio Verde Plaza Residential**
Year Built: 2019
5 ½ Floors (High-Rise) | 91 Units
Studio | 1 Bedroom
2 Bedroom | 3 Bedroom
City Views | River Views
Heated Underground Parking
On-site Gym Facility
- **Pomeroy Hotel Fort McMurray**
Year Built: 2019
4 ½ Floors (Low-Rise) | 100 Rooms
Beautifully designed rooms and suites
Short Stays | Long Stays
Business Centre | Fitness Centre
Complimentary Underground Parking
- **Retail/Commercial Space**
Net Rent: Please contact us
Operating Costs: \$12.34 (2025/2026 est.)
Demising options available
Floor to ceiling windows
90 Linear Feet of windowed storefront
Parking: Underground heated stalls
Surface lot across Manning Avenue
- **Restaurant Space**
Net Rent: Please contact us
Operating Costs: \$12.34 (2025/2026 est.)
Double door entrance to hotel lobby
Ceiling Height: 13 Feet, 8 Inches
Parking: Surface Lot across Manning Avenue
Loading Door for Alley access for deliveries



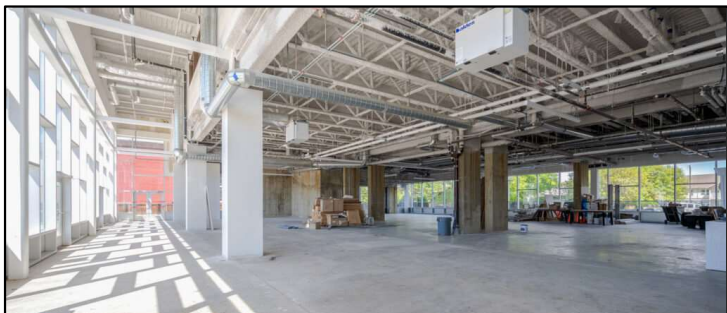
Landlord: Safeway Holdings (Alberta) Ltd.

RIO VERDE PLAZA: Retail/Commercial Space – 3,175 sf +/-*

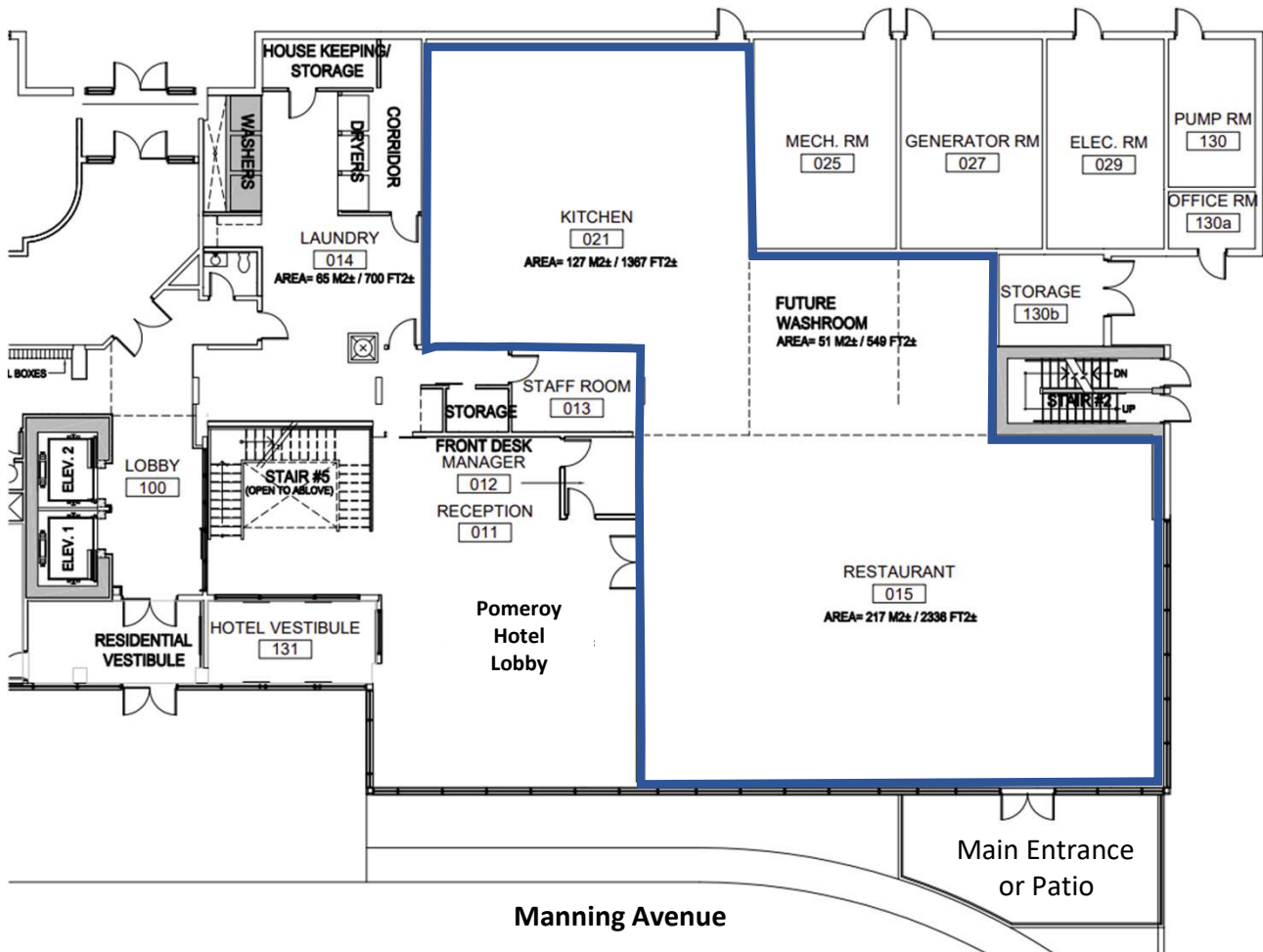


*Square Footages are Estimates

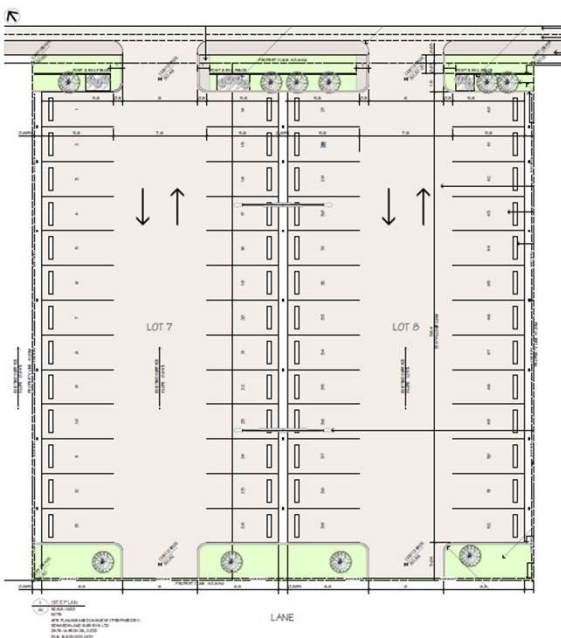
Manning Avenue



RIO VERDA PLAZA: Restaurant Space: 4,250 sf

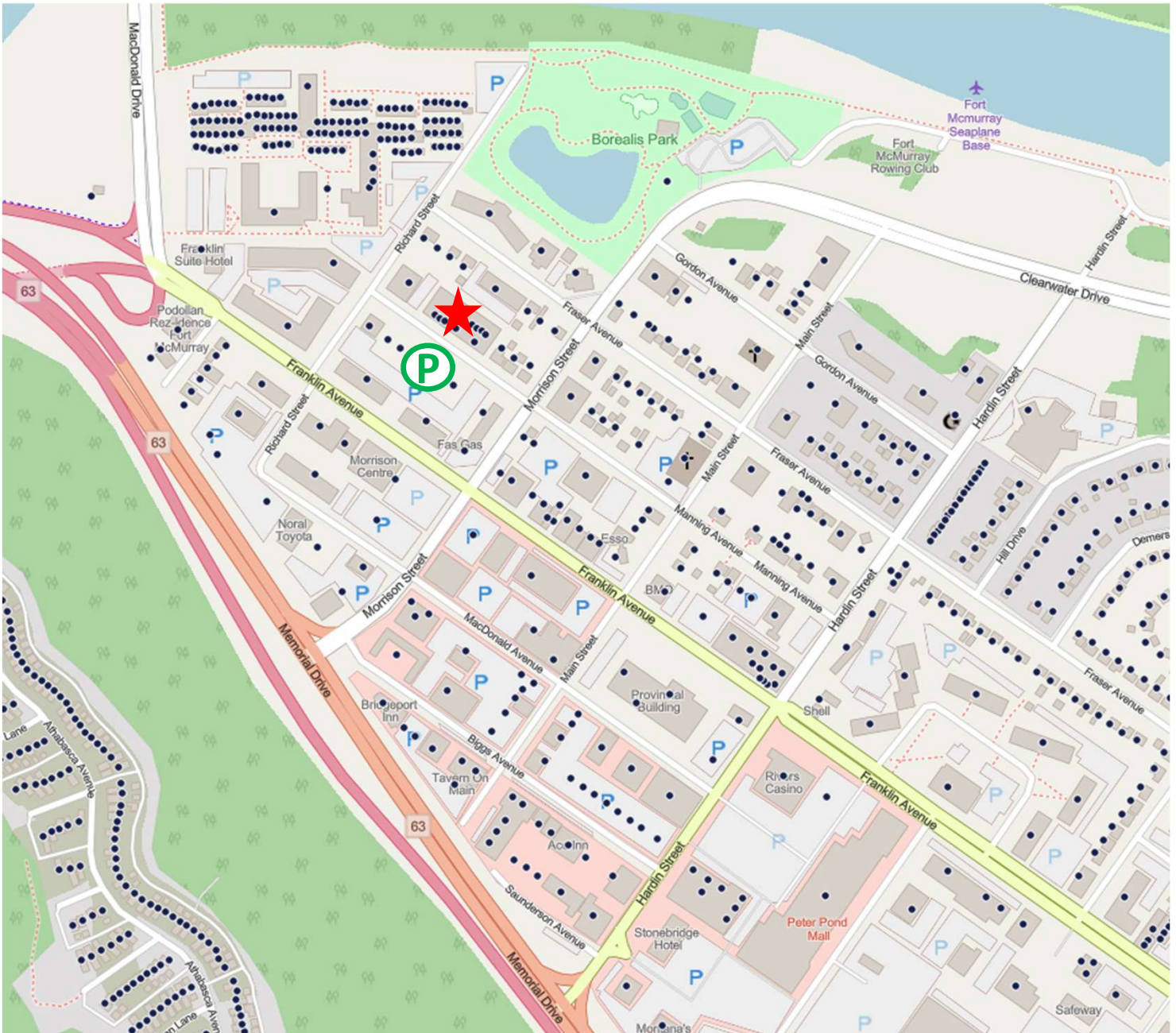
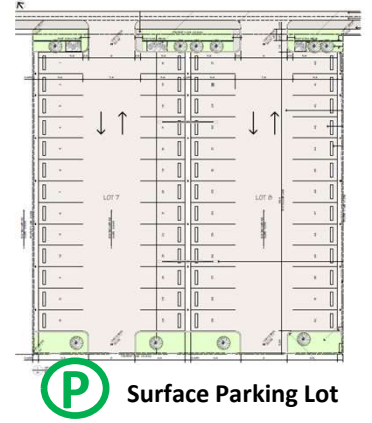
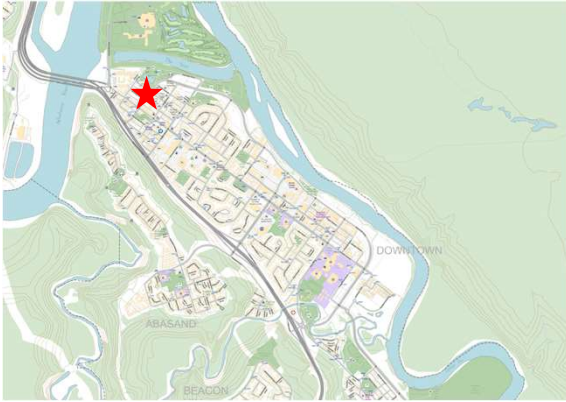


RIO VERDA PLAZA: Retail & Restaurant Parking



- **Underground Heated Parking**
 - 15 parking stalls dedicated to retail & restaurant commercial spaces
 - Secured parking garage
 - Maximum clearance: 6' 7"
 - Elevator access to ground floor residential & Pomeroy Hotel lobbies
- **Surface Parking Lot**
 - 47 energized surface parking stalls
 - Paved surface parking lot
 - Located across Manning Ave from Rio Verde Plaza & Pomeroy Hotel

RIO VERDE PLAZA: Location



RIO VERDE PLAZA: Market Profile



MARKET PROFILE

SIGNIFICANT UNMET OPPORTUNITY

37%

Outflow Available for Recapture

ROBUST COMMERCIAL/RETAIL DEMAND

\$1,85B - \$3.23B

2022-2030

HIGH HOUSEHOLD INCOME

\$217,261

2023 Average

YOUNG AFFLUENT CONSUMER BASE

35

Median Age

EMPLOYED IN OIL & GAS

15%

of Canada's Oil & Gas Extraction industry workforce

OIL REMAINING IN THE ATHABASCA OIL SANDS

158 BILLION BARRELS

This means at least 100 years of activity.

The information contained herein has been gathered from sources deemed reliable, but is not warranted as such and does not form part of any future contract. This offering may be altered or withdrawn at any time without notice.

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