



MILL WOODS
town centre

**MILL WOODS
TOWN CENTRE**
EDMONTON, AB



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Mill Woods Town Centre is situated at the epicentre of Southeast Edmonton, catering to a wide market catchment of mature residential neighbourhoods and acts as a true town centre, serving as an important regional shopping destination for residents.

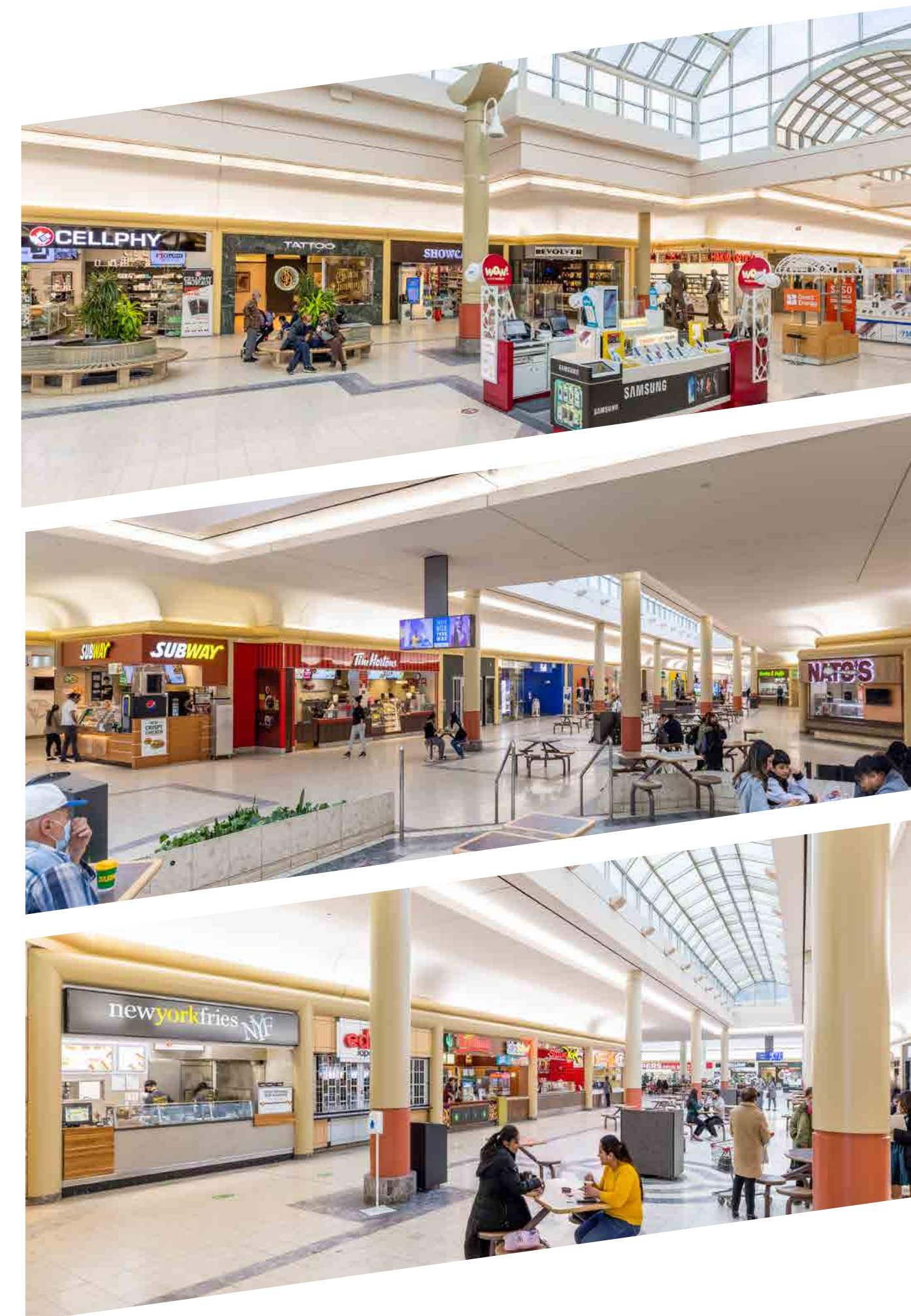
Anchored by Canadian Tire, Fit4Less, Shoppers Drug Mart, and Dollarama, the centre benefits from secure daily traffic and offers a strong mix of national and local retailers, restaurants and services.

A modern Edmonton Public Library facility is located on site, and further complementing the regional draw of the centre are the adjacent Grey Nuns Community Hospital, Edmonton Police Service Southeast Division, and Mill Woods Recreation Centre including two NHL-sized arenas, three baseball diamonds and three multi-use sports fields located directly across the street.

Accessibility is unparalleled with the Mill Woods Transit Centre and bus loop located on site, which will be further enhanced by the new Mill Woods LRT station and Transit Centre on site connecting to downtown Edmonton in only 30 minutes.

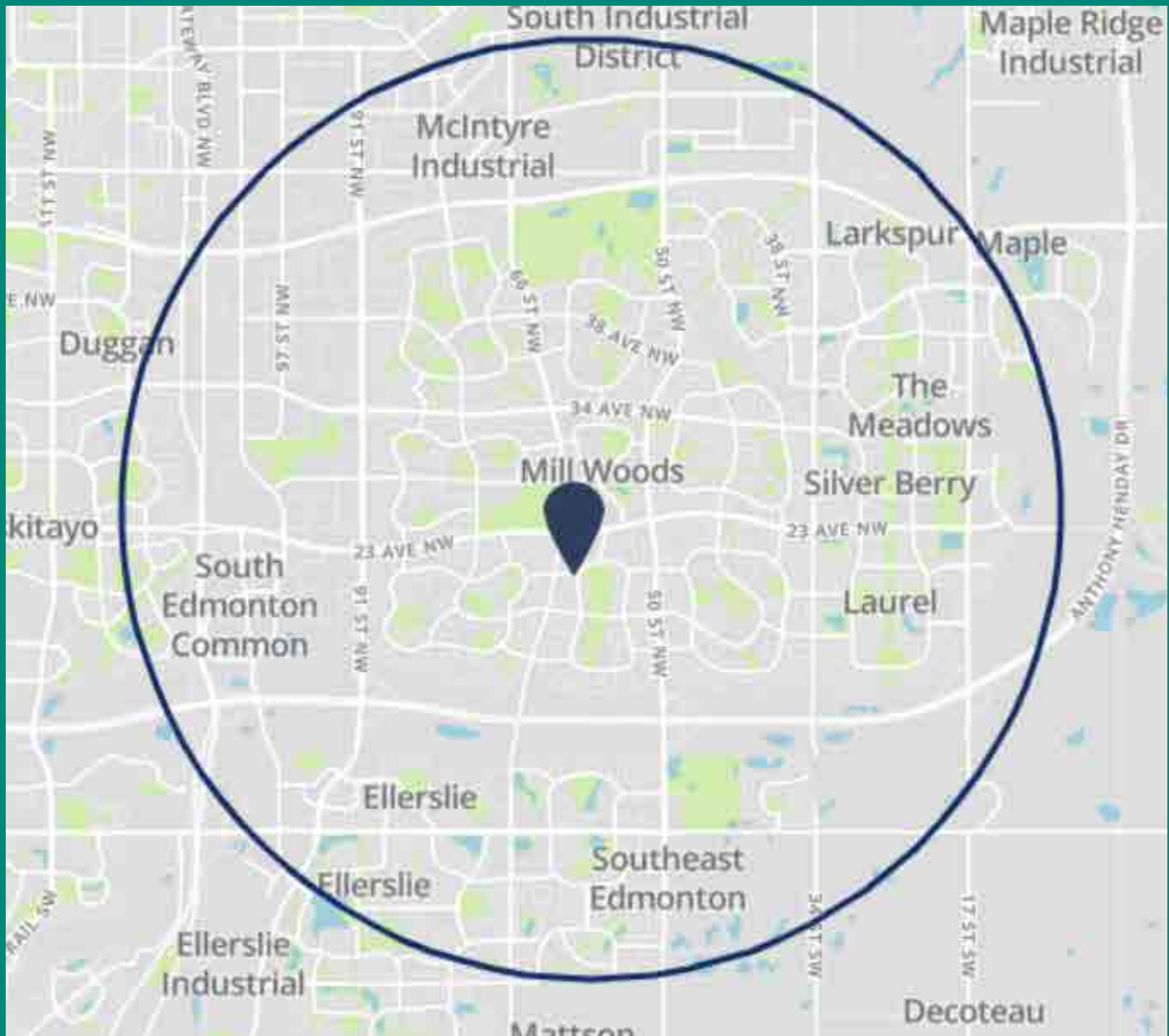
Trade area demographics are characterized by an affluent cohort of younger and middle-aged couples and families, with both population and household income projected to grow substantially.

With this new public transit infrastructure, the City is targeting Mill Woods Town Centre to become a transit-oriented urban village, with significant residential density. Up to 5,000 residential units will potentially be added to the site over the next 20 years, which will increase the trade area population and ensure a strong and growing consumer base for Mill Woods Town Centre into the future.



DEMOGRAPHICS

TRADE AREA - 5 KM



	TRADE AREA POPULATION	175,839		AVERAGE HOUSEHOLD INCOME	\$117,106
	TRADE AREA 2028 POPULATION ESTIMATE	191,878		AVERAGE DISPOSABLE INCOME	\$93,685
	ESTIMATED 5 YEAR POPULATION GROWTH	9.1%		SHOPPING/ AVERAGE CURRENT CONSUMPTION PER HOUSHOLD	\$116,156
	MARITAL STATUS	61% are married/ common-law		HOMEOWNERS	75% own their own home and the majority of homes are less than 30 years old
	FAMILIES WITH CHILDREN	52%			
	AGE	53% of the population is under the age of 47. The median age of the household maintainer age being approximately 43 years old			

PROPERTY HIGHLIGHTS

ADDRESS	2331 - 66th Street NW Edmonton, AB T6K 4B5
GLA (SQ. FT)	410,816
MALL CRU (SQ. FT)	238,444
CRU SALES (SQ. FT)	\$429.00
FOOD COURT SALES (SQ. FT)	\$1,270.00
NUMBER OF STORES AND SERVICES	90
TRANSIT	The Mill Woods Transit Centre currently serves 17 different bus routes in the City, and the new Mill Woods LRT Station will connect to downtown in only 30 minutes.
TRAFFIC COUNTS	Bounded by 3 major thoroughfares, traffic past the site exceeds 65,000 vehicles per day (2019)



SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT
K2	Wirelesswave	200
K3	Available	150
K4	Cellular Stylez	150
K12	Wow! Mobile Boutique	150
K14	Cellicon	180
MA02	Canadian Tire	87,863
MA03	No Frills	46,526
101	Chutney's	6,639
107	Dollarama	10,009
113	Milano Club	1,627
115	Amba Jewellers	535
119	Scotiabank	7,321
203	Bright Learners Academy	4,230
203A	Available	2,160
205	Caragari Boutique	1,995
207	Studio Nails	1,002
208	Chatr	706
209	Tanya Jewellers Ltd.	978
210	Crew Barbershop	800
211	Smitty's	5,661
250A	Fit4Less	18,193
250B	Available	10,866
270	Himalayan Village	1,005
306	Ardene	4,716
309	Fairweather	2,996
312	203 Collectibles	2,575
313	Morning Sun Health Foods	499
314	Zen Zone	968
315	Stuffyriders	951

UNIT	TENANT	SQ FT
316	Fido	812
318	Carat Jewellers	1,323
319	Specsavers	1,876
320	Evva's	1,823
321	Telus	1,636
322	Subway	305
323	Tim Hortons	601
324	VM Computers	395
324A	Bell	1,390
325	Mad Hatter's Superstore	2,591
326	Under Negotiation	2,973
328	Vitality Health Foods	1,221
329	Warp Comics & Games	1,350
330	Available	1,029
331	Under Negotiation	1,029
332	Available	1,175
333	Available	855
334	Lenscrafters	4,000
335	MARKiT10	2,022
337	Escada Hair International	1,452
338	Millano Bags & Baggage	1,475
340	Under Negotiation	1,318
341	Revolver	1,307
401	RioCan Management	3,595
405/A	Management Office	3005
407	Yasmin Clothing	1,457
409	Fantasy Goldsmith	1,384
410	Game City	2,666
412	Available	1,989
413	Flavour Bites	2,113

UNIT	TENANT	SQ FT
414	Showcase	1,808
415	Q Nails	1,808
416A	Cellphy	477
417	Shoppers Drug Mart	17,550
501	Mill Woods Tailors	875
501A	Freedom Mobile	295
502	Urban Brow	415
503	Stars & Moon Crystal	625
504	Dauk Music School	565
506	Rogers	1,582
507	International Clothiers	2,511
510	Mill Woods Dental Clinic	3,579
511	Les Roses Dorees	954
512	Teapsy	895
513	Curries & Puffs	430
514	New York Fries	320
515	Dosa Live	323
516	Taco Time	400
517	Famous Wok	400
518	Pizza Palace	400
519	Nato's Karinderya	313
520	Twixie's BBQ Snack	225
521	Fresh n Fit	225
524A	Shoe Co.	6,850
600	Alberta Supports Centre	21,436
601A	Alberta Supports Centre	5,178
601B	ABC Head Start Society	5,656
605A	6Th Sense Cafe	675
605C	Time Checker	325
606	Allure Salon	1,833

UNIT	TENANT	SQ FT
607	Potato Corner	990
OPA1	Academy Of Learning	6,973
OPA2	ACE Liquor Discounter	4,783
OPA4	Money Mart	1,187
OPA5	Burger King	3,908
OPA6	Arby's	3,171
OPA7	Little Caesar's	1,280
OPA8	Marble Slab Creamery	1,172
OPA11	Top Shots	15,720
OPA12	Royal Pizza	2,716
OPA14	Noodle Xtreme	1,988
OPA15	MTC Liquor	1,864
OPA16	RBC Royal Bank	8,696
OPA17	Co-op Gas Bar	433
OPA18	Starbucks	1,544

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The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.



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