



MILL WOODS
town centre

**MILL WOODS
TOWN CENTRE
EDMONTON, AB**

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.



Fit 4 Less



MILL WOODS TOWN CENTRE EDMONTON, AB

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.

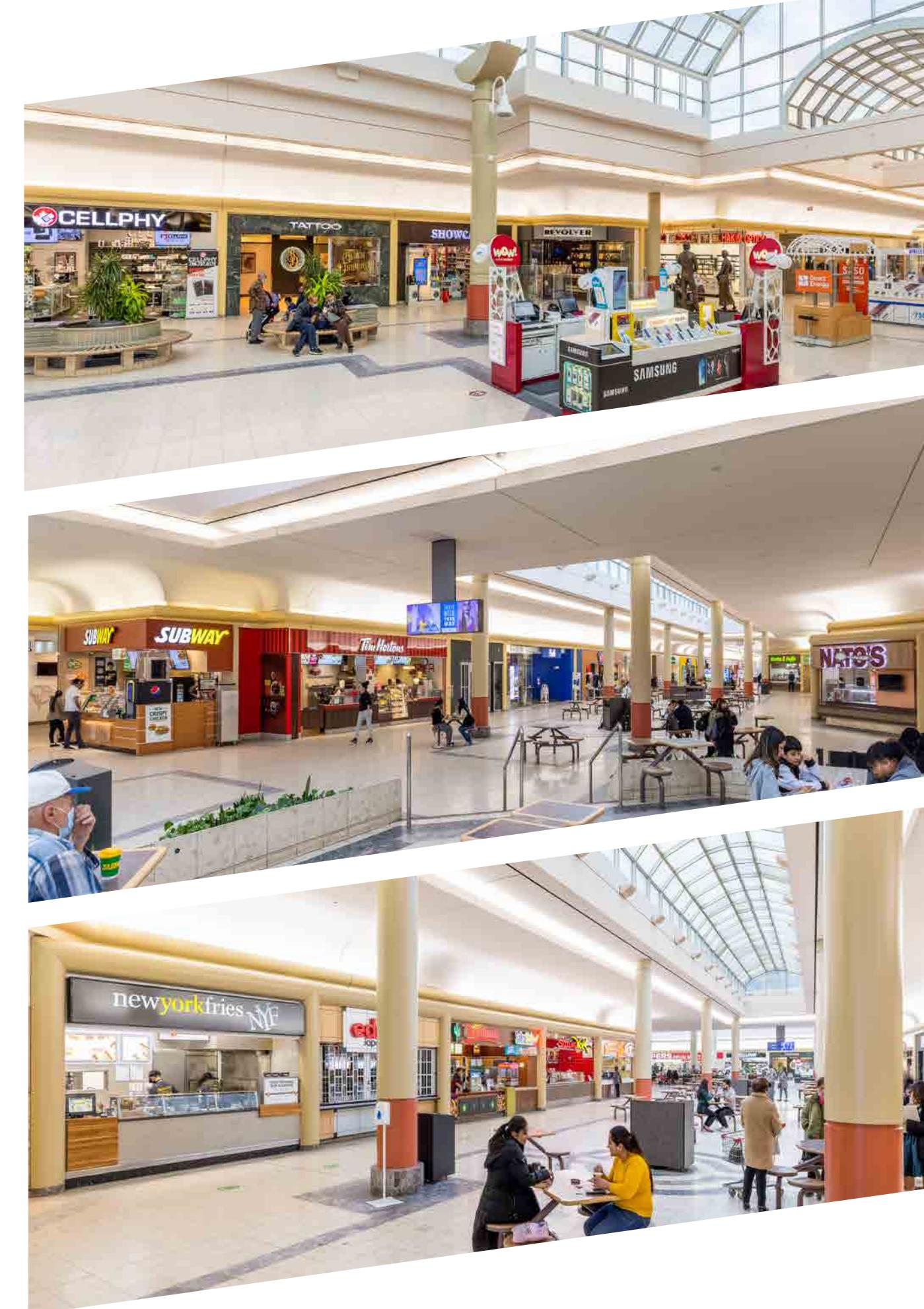
Anchored by Canadian Tire, Fit4Less, Shoppers Drug Mart, and Dollarama, the centre benefits from secure daily traffic and offers a strong mix of national and local retailers, restaurants and services.

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.

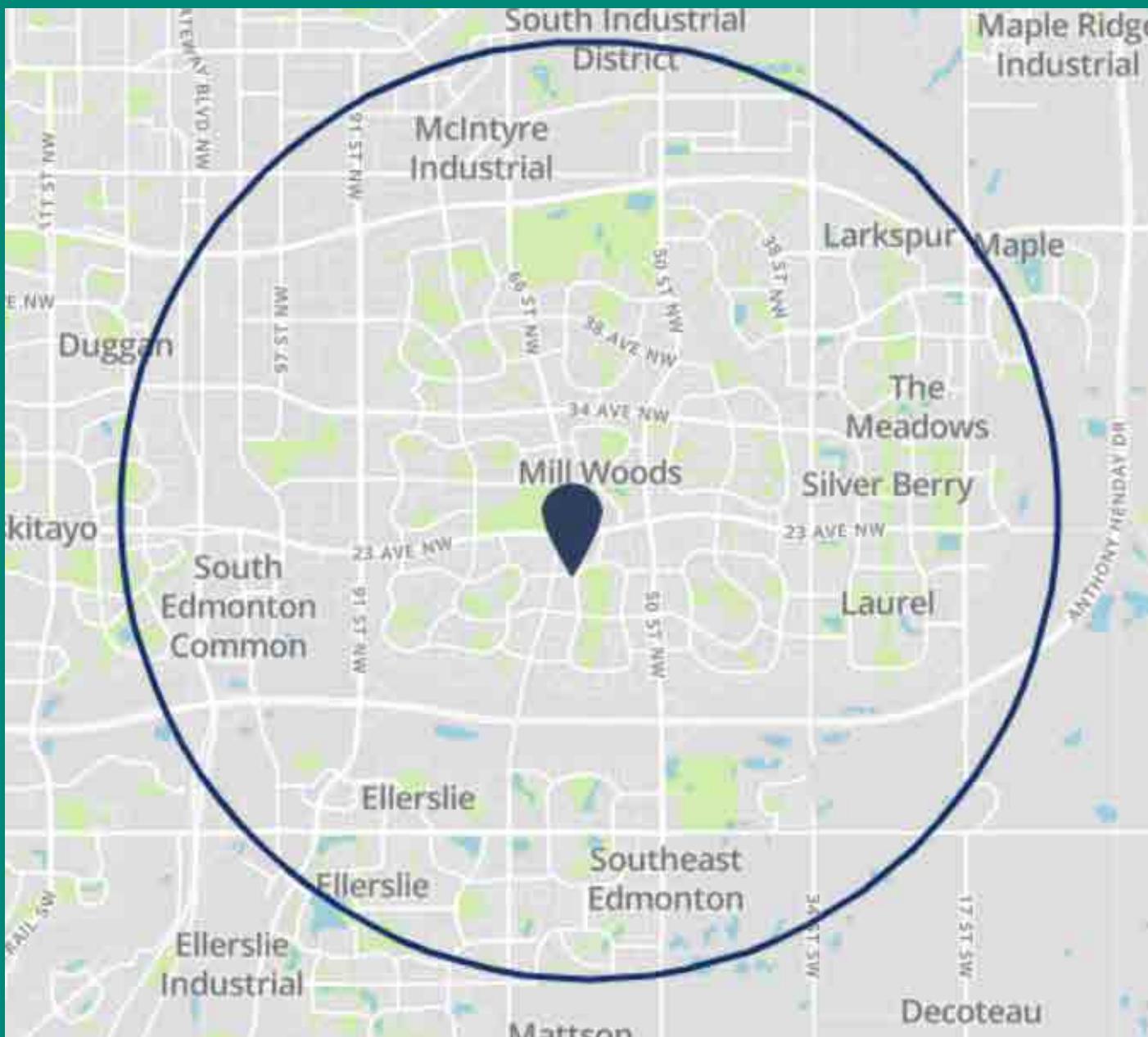
Trade area demographics are characterized by an affluent cohort of younger and middle-aged couples and families, with both population and household income projected to grow substantially.

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 HOUSEHOLD	\$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)



MILL WOODS TOWN CENTRE | EDMONTON, AB



SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
K2	Wirelesswave	200	316	Fido	812	414	Showcase	1,808	607	Potato Corner	990
K3	Available	150	318	Carat Jewellers	1,323	415	Q Nails	1,808	OPA1	Academy Of Learning	6,973
K4	Cellular Stylez	150	319	Specsavers	1,876	416A	Cellphy	477	OPA2	ACE Liquor Discounter	4,783
K12	Wow! Mobile Boutique	150	320	Evva's	1,823	417	Shoppers Drug Mart	17,550	OPA4	Money Mart	1,187
K14	Cellicon	180	321	Telus	1,636	501	Mill Woods Tailors	875	OPA5	Burger King	3,908
MA02	Canadian Tire	87,863	322	Subway	305	501A	Freedom Mobile	295	OPA6	Arby's	3,171
MA03	No Frills	46,526	323	Tim Hortons	601	502	Urban Brow	415	OPA7	Little Caesar's	1,280
101	Chutney's	6,639	324	VM Computers	395	503	Stars & Moon Crystal	625	OPA8	Marble Slab Creamery	1,172
107	Dollarama	10,009	324A	Bell	1,390	504	Dauk Music School	565	OPA11	Top Shots	15,720
113	Milano Club	1,627	325	Mad Hatter's Superstore	2,591	506	Rogers	1,582	OPA12	Royal Pizza	2,716
115	Amba Jewellers	535	326	Under Negotiation	2,973	507	International Clothiers	2,511	OPA14	Noodle Xtreme	1,988
119	Scotiabank	7,321	328	Vitality Health Foods	1,221	510	Mill Woods Dental Clinic	3,579	OPA15	MTC Liquor	1,864
203	Bright Learners Academy	4,230	329	Warp Comics & Games	1,350	511	Les Roses Dorees	954	OPA16	RBC Royal Bank	8,696
203A	Available	2,160	330	Available	1,029	512	Teapsy	895	OPA17	Co-op Gas Bar	433
205	Caragari Boutique	1,995	331	Under Negotiation	1,029	513	Curries & Puffs	430	OPA18	Starbucks	1,544
207	Studio Nails	1,002	332	Available	1,175	514	New York Fries	320			
208	Chatr	706	333	Available	855	515	Dosa Live	323			
209	Tanya Jewellers Ltd.	978	334	Lenscrafters	4,000	516	Taco Time	400			
210	Crew Barbershop	800	335	MARKiT10	2,022	517	Famous Wok	400			
211	Smitty's	5,661	337	Escada Hair International	1,452	518	Pizza Palace	400			
250A	Fit4Less	18,193	338	Millano Bags & Baggage	1,475	519	Nato's Karinderya	313			
250B	Available	10,866	340	Under Negotiation	1,318	520	Twixie's BBQ Snack	225			
270	Himalayan Village	1,005	341	Revolver	1,307	521	Fresh n Fit	225			
306	Ardene	4,716	401	RioCan Management	3,595	524A	Shoe Co.	6,850			
309	Fairweather	2,996	405/A	Management Office	3005	600	Alberta Supports Centre	21,436			
312	203 Collectibles	2,575	407	Yasmin Clothing	1,457	601A	Alberta Supports Centre	5,178			
313	Morning Sun Health Foods	499	409	Fantasy Goldsmith	1,384	601B	ABC Head Start Society	5,656			
314	Zen Zone	968	410	Game City	2,666	605A	6Th Sense Cafe	675			
315	Stuffyriders	951	412	Available	1,989	605C	Time Checker	325			
			413	Flavour Bites	2,113	606	Allure Salon	1,833			

MILLWOODSTOWNCENTRE.COM

MILL WOODS TOWN CENTRE | EDMONTON, AB





SHANE EPP
Vice President, Leasing
T: 604.646.2845
M: 778.840.2670
shane.epp@bgo.com

MELISSA WALSH
Senior Director, Leasing
T: 403.303.2454
melissa.walsh@bgo.com

ISABELLA BONATO
Leasing, Manager &
Specialty Leasing
M: 778.828.6849
isabella.bonato@bgo.com

BGOProperties.com

BentalGreenOak (Canada)
Limited Partnership, Brokerage

