



TERRA LOSA
CENTRE

TERRA LOSA SHOPPING 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.

Marshalls

staples[]™

SAFeway

SHOPPERS
DRUG MART

DOLLARAMA \$1 Plus

Michael's
Made by you®

mc
MEDICAL IMAGING

TERRA LOSA SHOPPING CENTRE

EDMONTON, AB

Located in the hub of Edmonton's west side power centre retail node, Terra Losa Centre provides a broad range of national retailers and specialty offerings that brings a high frequency of repeat customers. Terra Losa Centre is anchored by Safeway and Shoppers Drug Mart, together with strong mid-box retailers including Michaels, Marshalls, Staples and Dollarama.

The centre features highly visible signage fronting 170th Street which sees nearly 45,000 vehicles per day (AAWTD 2018), further strengthening an already exceptional location to create a solid and consistent customer base.




TERRA LOSA SHOPPING CENTRE | EDMONTON, AB

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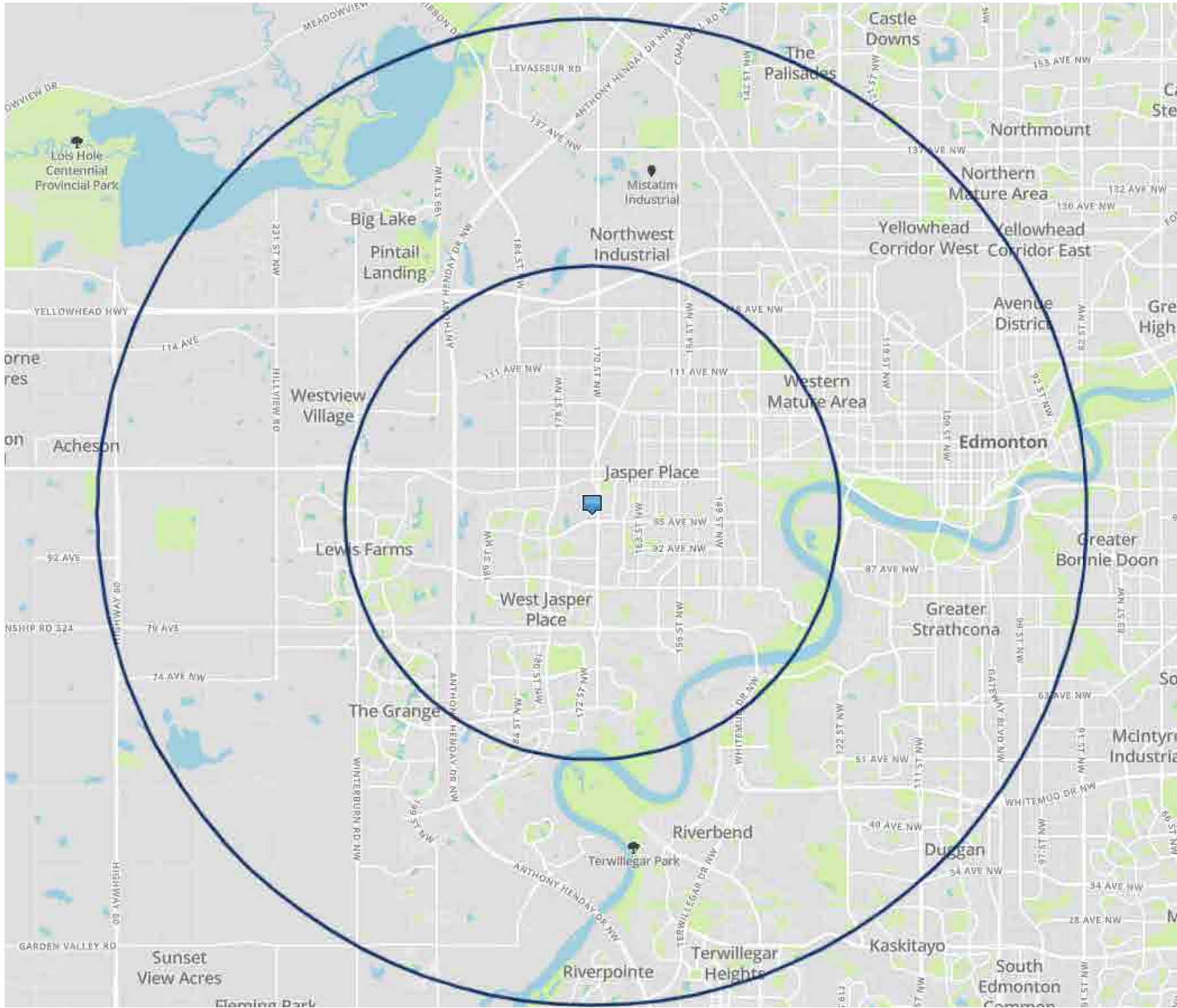


PROPERTY HIGHLIGHTS





ADDRESS	9570 - 170 Street Edmonton, AB T5T 5R5
MAJOR INTERSECTION	170 Street and 95 Avenue
GLA (SQ. FT)	258,527
NUMBER OF STORES AND SERVICES	40



DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	40%	42%
	TRADE AREA POPULATION	67,106	134,736
	AVERAGE HOUSEHOLD INCOME	\$98,030	\$135,416

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SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
9500	Ace Liquor	4,280	9734	Kinetic Salon	1,319
9504	Dollarama	9,912	9740	Scotiabank	7,165
9505	Terra Losa Tailor & Drapes	519	9750	Da Kao Restaurant	1,109
9510	Tutti Frutti Breakfast & Lunch (Coming Soon)	2,523	9752	Mastermind Toys	4,481
9512	Rib Eye Butcher Shop	2,047	9754	Mobile Klinik	1,249
9516	Subway	1,393	9760	Terra Losa Medical Clinic	1,097
9518	Kinton Ramen	1,521	9762	HearingLife	1,328
9520	Muscle Beach Fitness	1,684	9764	Lifemark	2,647
9522	Yo Mama	1,666	9768	Pak Mail	1,316
NEW	Coming soon	7,290	9770	Marble Slab Creamery	1,294
9560	Marshalls	33,354	9772	Available	984
9566	Medical Imaging Consultants	14,673	9774	Bell Mobility	1,005
9570	Shoppers Drug Mart	20,347	9776	Plant Life	2,528
9580	Staples	27,353	9780	Red Wing	2,727
9598	Wendy's	3,300	9792	Second Cup	1,549
9710	Safeway	52,472	9794	Edo Japan	1,751
9712	Maintenance	1,275	17018	Joey's Fish Shack	2,587
9715	Dulux Paints	5,320	17020	bb.q Chicken	1,298
9718	Michaels	23,668	17022	Alpha Barbershop	962
9726	Terra Losa Dental Clinic	2,945	17024	Pizza 73	1,284
9730	Ave. Nails	1,299	17026	Glo Skin & Medspa	1,784
9732	Terra Losa Dry Cleaners	1,317	17056	Shell	4,150

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BentallGreenOak (Canada)
Limited Partnership, Brokerage

SHOPPERS
DRUG MART

staples

Michaels
Made by you

Marshalls

172 Street

SAFEWAY

99 Avenue

DOLLARAMA

984 SF AVAILABLE

170 Street

95 Avenue