

# MILL WOODS TOWN CENTRE

EDMONTON, AB



**MILL WOODS**  
town centre

Proudly managed by  
**BentallGreenOak** 

**Brad Boyce**

Senior Director, Leasing

T: 403.303.2497

M: 403.991.9184

E: [brad.boyce@bentallgreenoak.com](mailto:brad.boyce@bentallgreenoak.com)

**Shane Epp**

Vice President, Leasing

T: 604-646-2845

M: 778-840-2670

E: [sepp@bentallgreenoak.com](mailto:sepp@bentallgreenoak.com)

[bentallgreenoak.com](http://bentallgreenoak.com)



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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, Goodlife Fitness, 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.

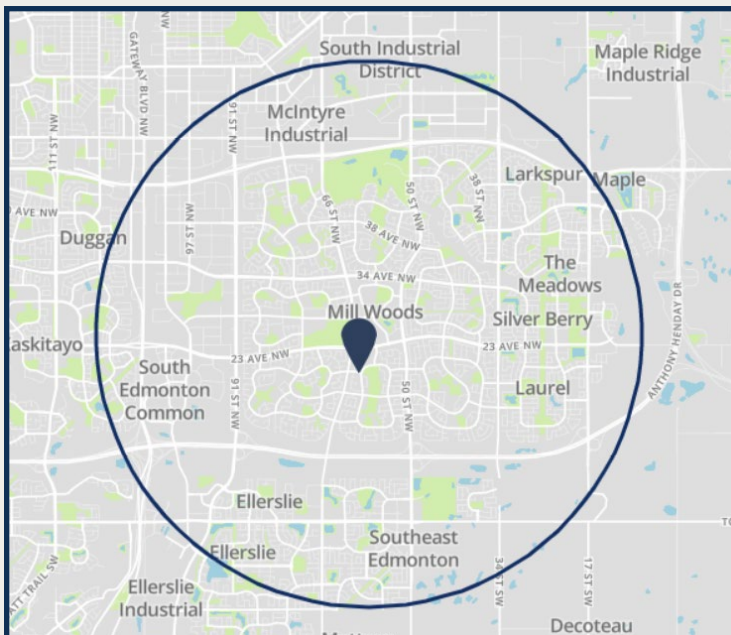
Accessibility is unparalleled with the Mill Woods Transit Centre and bus loop located on site, which will be further enhanced by the new Mill Woods LRT station and Transit Centre on site connecting to downtown Edmonton in only 30 minutes.

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.



## TRADE AREA MAP



## DEMOGRAPHICS - 5 KM



**175,839**

Trade Area Population



**52%**

Families with Children



**\$117,106**

Average Household Income

**\$93,685**

Average Disposable Income

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## SITE PLAN



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## TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
K2	Wirelesswave	200	322	Subway	305	506	Rogers	1,582	OPA17	Co-Op Gas Bar	433
K3	Virgin Plus	150	323	Tim Hortons	601	507	The Source	2,511	OPA18	Starbucks	1,544
K4	Cellular Stylez	150	324	VM Computers	395	510	Mill Woods Dental Clinic	3,579			
K12	Wow! Mobile Boutique	150	324A	Bell	1,390	511	Claire's	954			
K13	Koodo	200	325	Mad Hatter's Superstore	2,591	512	Teapsy	895			
K14	Cellicon	180	326	Choice Mart	2,973	513	CURRIES & PUFFS	430			
MA02	Canadian Tire	87,863	328	Vitality Health Foods	1,221	514	New York Fries	320			
MA03	<b>Available</b>	48,766	329	Warp Comics & Games	1,350	<b>515</b>	<b>Available</b>	<b>323</b>			
<b>101</b>	<b>Available</b>	<b>6,639</b>	330	Q Nails	1,029	516	Taco Time	400			
107	Dollarama	10,009	331	Scrub City Uniforms	1,029	517	Famous Wok	400			
113	Milano Club	1,627	<b>332</b>	<b>Available</b>	<b>1,175</b>	<b>518</b>	<b>Available</b>	<b>400</b>			
115	Amba Jewellers	535	<b>333</b>	<b>Available</b>	<b>1,503</b>	519	Nato's Karinderya	313			
117	Telus	978	334	Lenscrafters	4,000	<b>520</b>	<b>Twixie BBQ</b>	<b>225</b>			
119	Scotiabank	6,343	335	Markit10	2,022	<b>521</b>	<b>Available</b>	<b>225</b>			
<b>203</b>	<b>Available</b>	<b>6,382</b>	337	Escada Hair International	1,452	524A	Shoe Co.	6,850			
205	Funny VR Games	1,995	338	Millano Bags & Baggage	1,475	600	Alberta Supports Centre	21,529			
207	Studio Nails	1,002	340	M&M Food Market	1,318	601A	Alberta Supports Centre	5,000			
208	Chatr	706	<b>341</b>	<b>Available</b>	<b>1,307</b>	601B	ABC Headstart	5,656			
209	Tanya Jewellers Ltd.	978	401	RioCan	3,595	605A	6Th Sense Cafe	675			
210	Crew Barbershop	720	405	Management Office	2,819	605C	Time Checker	325			
211	Smitty's	5,661	407	Yasmin Clothing	1,457	606	Allure Salon	1,833			
250	Goodlife Fitness	28,740	409	Fantasy Goldsmith	1,384	607	Potato Corner	990			
270	Himalayan Village	1,005	410	Game City	2,748	OPA1	Academy Of Learning	6,973			
306	Ardene	4,716	412	Hakim Optical	1,989	OPA2	ACE Liquor Discounter	4,783			
309	Revolver	2,996	413	Revolver	2,113	OPA4	Money Mart	1,187			
312	Native Spirit	2,575	414	Showcase	1,808	OPA5	Burger King	3,908			
313	Morning Sun Health Foods	499	415	Black Diamond Tattoo Club	1,808	OPA6	Arby's	3,171			
314	Zen Zone	968	416A	Cellphy	477	OPA7	Little Caesar's	1,280			
315	Dauk Music School	951	417	Shoppers Drug Mart	17,550	OPA8	Marble Slab Creamery	1,172			
316	Fido	812	501	Mill Woods Tailors	875	OPA11	Top Shots	15,720			
318	Carat Jewellers	1,323	501A	Freedom Mobile	295	OPA12	Royal Pizza	2,716			
319	Specsavers	1,876	502	Urban Brow	415	OPA14	Noodle Xtreme	1,988			
320	Just Cozy	2,613	503	Kama Sutra	625	OPA15	MTC Liquor	1,864			
321	Tutti Frutti Frozen Yogurt	1,636	<b>504</b>	<b>Available</b>	<b>585</b>	OPA16	RBC Royal Bank	8,696			

**MILLWOODSTOWNCENTRE.COM**

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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## KEY FACTS

### GLA

410,816 sf

### # OF STORES

128

### TRAFFIC COUNTS

bounded by 3 major thoroughfares, traffic past the site exceeds 65,000 vehicles per day (2019)

### 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.

## OUR CUSTOMER IS



### MARRIED:

61% are married/common-law



### FAMILIES WITH CHILDREN:

Over 52% of households have children at home



### YOUNG:

53% of the population is under the age of 45. Median age of the household maintainer is 47 years old



### AFFLUENT:

Average Household Income \$117,106



### SHOPS:

Average Current Consumption of \$116,156 per household



### HOMEOWNERS:

Almost 75% own their own home, and the majority of homes are less than 30 years old



### EDUCATED:

More than 29% hold a bachelor's degree or higher, and over 58% have post secondary education



### DIVERSE:

60% identify as visible minorities