



MILL WOODS TOWN CENTRE

EDMONTON, AB



MILL WOODS
town centre

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Fit 4 Less
(Coming Soon)



bgo.com



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

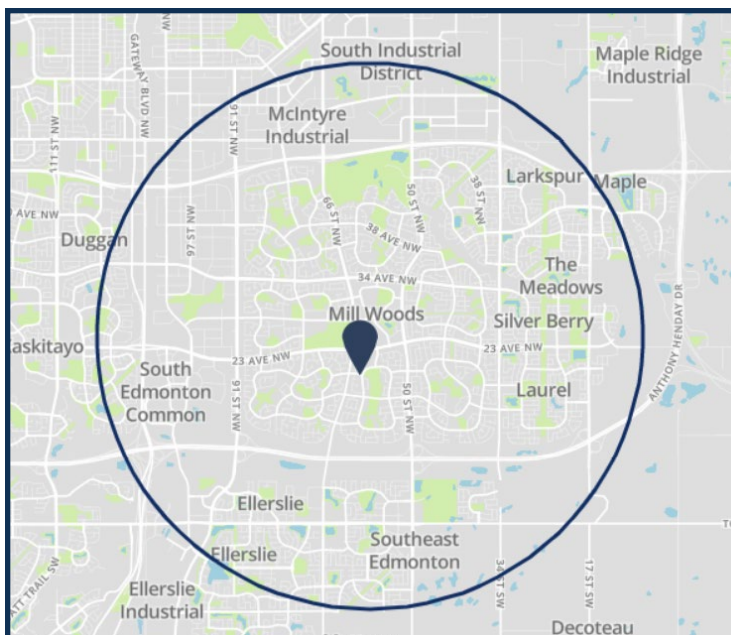
located on site, which will be further enhanced by the new Mill Woods LRT station and Transit Centre on site connecting to downtown Edmonton in only 30 minutes.

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.



TRADE AREA MAP



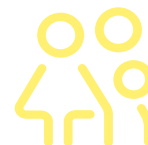
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DEMOGRAPHICS - 5 KM



175,839

Trade Area Population



52%

Families with Children



\$117,106

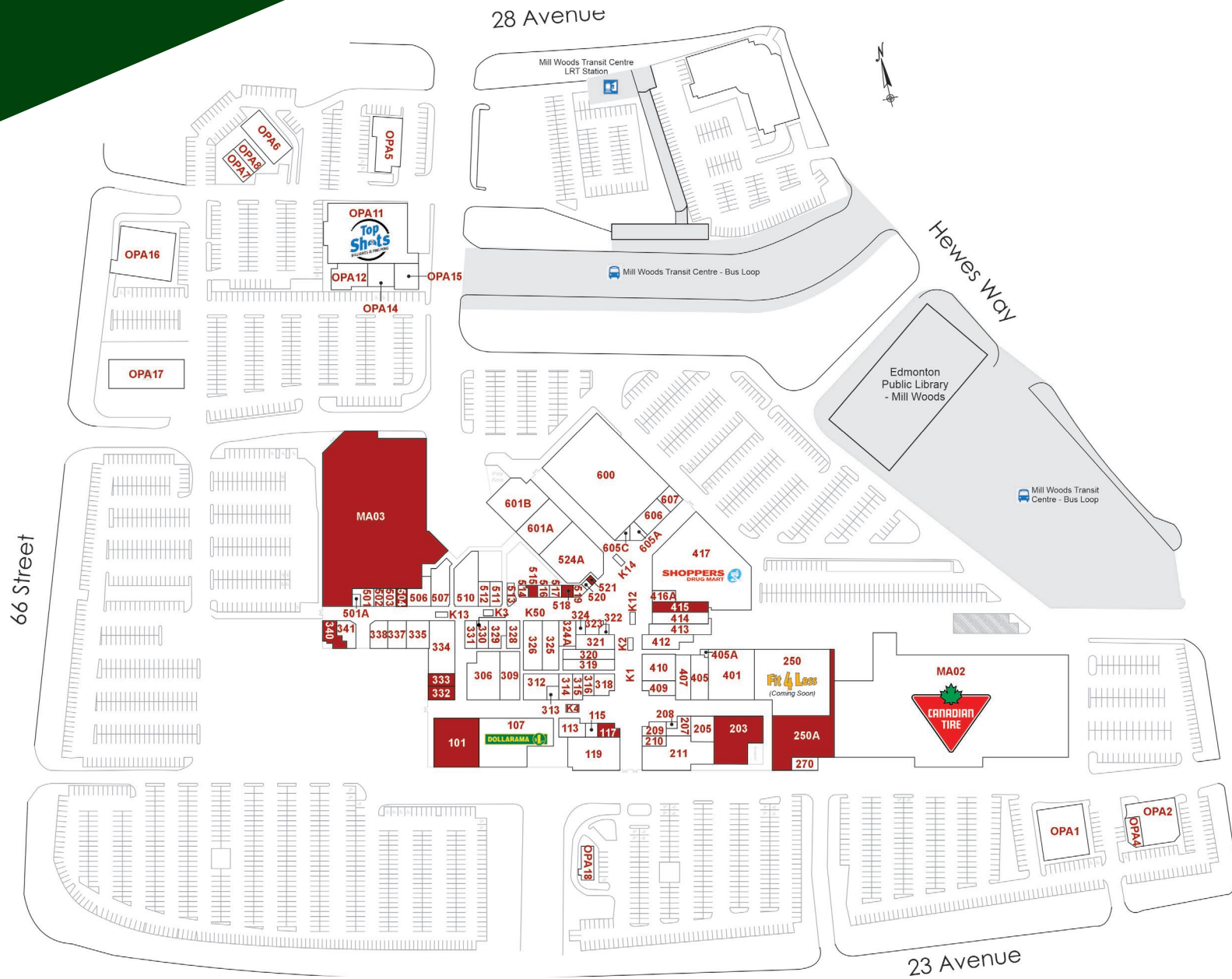
Average Household Income

\$93,685

Average Disposable Income

MILL WOODS TOWN CENTRE EDMONTON, AB

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	318	Carat Jewellers	1,323	415	Available	1,808	OPA1	Academy Of Learning	6,973
K3	Virgin Plus	150	319	Specsavers	1,876	416A	Cellphy	477	OPA2	ACE Liquor Discounter	4,783
K4	Cellular Stylez	150	320	Just Cozy	1,823	417	Shoppers Drug Mart	17,550	OPA4	Money Mart	1,187
K12	Wow! Mobile Boutique	150	321	Telus	1,636	501	Mill Woods Tailors	875	OPA5	Burger King	3,908
K13	Koodo	200	322	Subway	305	501A	Freedom Mobile	295	OPA6	Arby's	3,171
K14	Cellicon	180	323	Tim Hortons	601	502	Urban Brow	415	OPA7	Little Caesar's	1,280
MA02	Canadian Tire	87,863	324	VM Computers	395	503	Kama Sutra Lingerie	625	OPA8	Marble Slab Creamery	1,172
MA03	Available	48,766	324A	Bell	1,390	504	Available	585	OPA11	Top Shots	15,720
101	Available	6,639	325	Mad Hatter's Superstore	2,591	506	Rogers	1,582	OPA12	Royal Pizza	2,716
107	Dollarama	10,009	326	Choice Mart	2,973	507	The Source	2,511	OPA14	Noodle Xtreme	1,988
113	Milano Club	1,627	328	Vitality Health Foods	1,221	510	Mill Woods Dental Clinic	3,579	OPA15	MTC Liquor	1,864
115	Amba Jewellers	535	329	Warp Comics & Games	1,350	511	Claire's	954	OPA16	RBC Royal Bank	8,696
117	Available	977	330	Q Nails	1,029	512	Teapsy	895	OPA17	Co-op Gas Bar	433
119	Scotiabank	6,343	331	Scrub City Uniforms	1,029	513	CURRIES & PUFFS	430	OPA18	Starbucks	1,544
203	Available	6,382	332	Available	1,175	514	New York Fries	320			
205	Funny VR Games	1,995	333	Available	855	515	Available	323			
207	Studio Nails	1,002	334	Lenscrafters	4,000	516	Taco Time	400			
208	Chatr	706	335	MARKi10 (Fall 2023)	2,022	517	Famous Wok	400			
209	Tanya Jewellers Ltd.	978	337	Escada Hair International	1,452	518	Available	400			
210	Crew Barbershop	800	338	Millano Bags & Baggage	1,475	519	Nato's Karinderya	313			
211	Smitty's	5,661	340	Available	1,318	520	Twixie's BBQ Snack and Dessert Shop	225			
250	Fit4Less (Coming Soon)	18,193	341	Dauk Music School	1,307			225			
250A	Available	10,547	401	RioCan Management	3,595	521	Available	225			
270	Himalayan Village	1,005	405A	RioCan Management	186	524A	Shoe Co.	6,850			
306	Ardene	4,716	405	Management Office	2,819	600	Alberta Supports Centre	21,529			
309	Revolver	2,996	407	Yasmin Clothing	1,457	601A	Alberta Supports Centre	5,000			
312	Native Spirit	2,575	409	Fantasy Goldsmith	1,384	601B	ABC Head Start Society	5,656			
313	Morning Sun Health Foods	499	410	Game City	2,748	605A	6Th Sense Cafe	675			
314	Zen Zone	968	412	Hakim Optical	1,989	605C	Time Checker	325			
315	Stuffyridders	951	413	Tutti Frutti	2,113	606	Allure Salon	1,833			
316	Fido	812	414	Showcase	1,808	607	Potato Corner	990			

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KEY FACTS

GLA

410,816 sf

ADDRESS

2331 - 66th Street NW, Edmonton, AB T6K 4B5

NUMBER 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