

MILL WOODS TOWN CENTRE

EDMONTON, AB



MILL WOODS
town centre

Proudly managed by
BentallGreenOak 

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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.

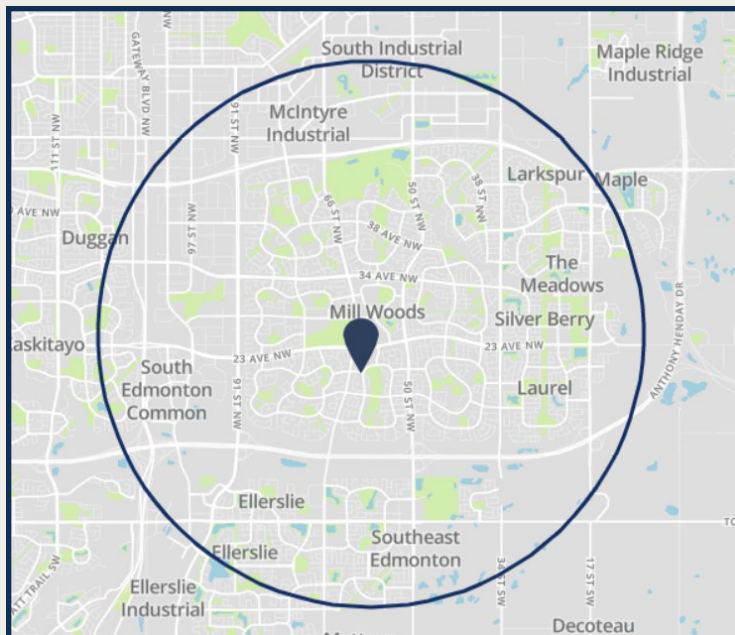
Accessibility is unparalleled with the Mill Woods Transit Centre and bus loop located on site, which will be further enhanced by the new Mill Woods LRT station and Transit Centre on site connecting to downtown Edmonton in only 30 minutes.

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 | 504 | Available | 585 | OPA15 | MTC Liquor | 1,864 |
| K3 | Virgin Plus | 150 | 323 | Tim Hortons | 601 | 506 | Rogers | 1,582 | OPA16 | RBC Royal Bank | 8,696 |
| K4 | Cellular Stylez | 150 | 324 | VM Computers | 395 | 507 | The Source | 2,511 | OPA17 | Available | 433 |
| K12 | Wow! Mobile Boutique | 150 | 324A | Bell | 1,390 | 510 | Mill Woods Dental Clinic | 3,579 | OPA18 | Starbucks | 1,544 |
| K13 | Koodo | 200 | 325 | Mad Hatter's Superstore | 2,591 | 511 | Claire's | 954 | | | |
| K14 | Cellicon | 180 | 326 | Choice Mart | 2,973 | 512 | Teapsy | 895 | | | |
| MA02 | Canadian Tire | 87,863 | 328 | Vitality Health Foods | 1,221 | 513 | CURRIES & PUFFS | 430 | | | |
| MA03 | Available | 48,766 | 329 | Warp Comics & Games | 1,350 | 514 | New York Fries | 320 | | | |
| 101 | Available | 6,639 | 330 | Q Nails | 1,029 | 515 | Edo Japan | 323 | | | |
| 107 | Dollarama | 10,009 | 331 | Scrub City Uniforms | 1,029 | 516 | Taco Time | 400 | | | |
| 113 | Milano Club | 1,627 | 332 | Available | 1,175 | 517 | Famous Wok | 400 | | | |
| 115 | Amba Jewellers | 535 | 333 | Available | 855 | 518 | Available | 400 | | | |
| 117 | Available | 977 | 334 | Lenscrafters | 4,000 | 519 | Nato's Karinderya | 313 | | | |
| 119 | Scotiabank | 6,343 | 335 | MARKiT10 (Fall 2023) | 2,022 | 520 | Twixie's BBQ Snack and Dessert Shop | 225 | | | |
| 203 | Available | 6,382 | 337 | Escada Hair International | 1,452 | 521 | Available | 225 | | | |
| 205 | Funny VR Games | 1,995 | 338 | Millano Bags & Baggage | 1,475 | 524A | Shoe Co. | 6,850 | | | |
| 207 | Studio Nails | 1,002 | 340 | M&M Food Market | 1,318 | 600 | Alberta Supports Centre | 21,529 | | | |
| 208 | Chatr | 706 | 341 | Dauk Music School | 1,307 | 601A | Alberta Supports Centre | 5,000 | | | |
| 209 | Tanya Jewellers Ltd. | 978 | 401 | RioCan Management | 3,595 | 601B | ABC Head Start Society | 5,656 | | | |
| 210 | Crew Barbershop | 800 | 405A | RioCan Management | 186 | 605A | 6Th Sense Cafe | 675 | | | |
| 211 | Smitty's | 5,661 | 405 | Management Office | 2,819 | 605C | Time Checker | 325 | | | |
| 250 | Goodlife Fitness | 28,740 | 407 | Yasmin Clothing | 1,457 | 606 | Allure Salon | 1,833 | | | |
| 270 | Himalayan Village | 1,005 | 409 | Fantasy Goldsmith | 1,384 | 607 | Potato Corner | 990 | | | |
| 306 | Ardene | 4,716 | 410 | Game City | 2,748 | OPA1 | Academy Of Learning | 6,973 | | | |
| 309 | Revolver | 2,996 | 412 | Hakim Optical | 1,989 | OPA2 | ACE Liquor Discounter | 4,783 | | | |
| 312 | Native Spirit | 2,575 | 413 | Tutti Frutti | 2,113 | OPA4 | Money Mart | 1,187 | | | |
| 313 | Morning Sun Health Foods | 499 | 414 | Showcase | 1,808 | OPA5 | Burger King | 3,908 | | | |
| 314 | Zen Zone | 968 | 415 | Black Diamond Tattoo Club | 1,808 | OPA6 | Arby's | 3,171 | | | |
| 315 | Stuffyriders | 951 | 416A | Cellphy | 477 | OPA7 | Little Caesar's | 1,280 | | | |
| 316 | Fido | 812 | 417 | Shoppers Drug Mart | 17,550 | OPA8 | Marble Slab Creamery | 1,172 | | | |
| 318 | Carat Jewellers | 1,323 | 501 | Mill Woods Tailors | 875 | OPA11 | Top Shots | 15,720 | | | |
| 319 | Specsavers | 1,876 | 501A | Freedom Mobile | 295 | OPA12 | Royal Pizza | 2,716 | | | |
| 320 | Just Cozy | 1,823 | 502 | Urban Brow | 415 | OPA14 | Noodle Xtreme | 1,988 | | | |
| 321 | Telus | 1,636 | 503 | Kama Sutra Lingerie | 625 | | | | | | |

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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