



MILL WOODS
town centre

**MILL WOODS
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EDMONTON, AB



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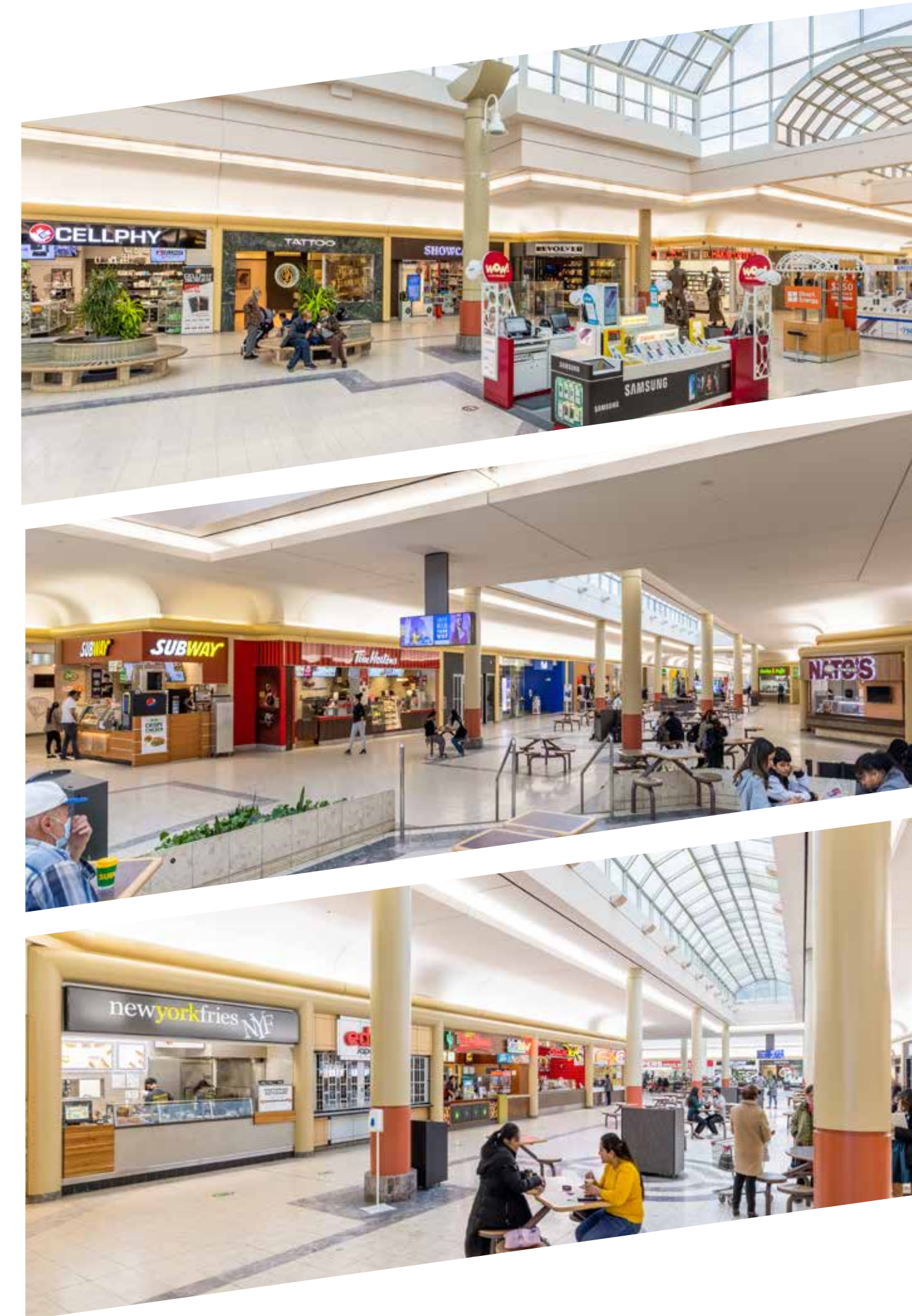
Mill Woods Town Centre is a dominant shopping centre in Southeast Edmonton, serving a large and established residential community. Anchored by Canadian Tire, No Frills, Shoppers Drug Mart, and Dollarama, the centre offers a strong mix of national and local retailers, restaurants, and services that drive consistent daily traffic.

The property also benefits from major surrounding amenities, including the Edmonton Public Library, Grey Nuns Community Hospital, Edmonton Police Service Southeast Division, and Mill Woods Recreation Centre directly across the street.

Accessibility is a key advantage, with the Mill Woods Transit Centre located on site and direct access to the new Mill Woods LRT station, providing a convenient connection to downtown Edmonton in approximately 30 minutes.

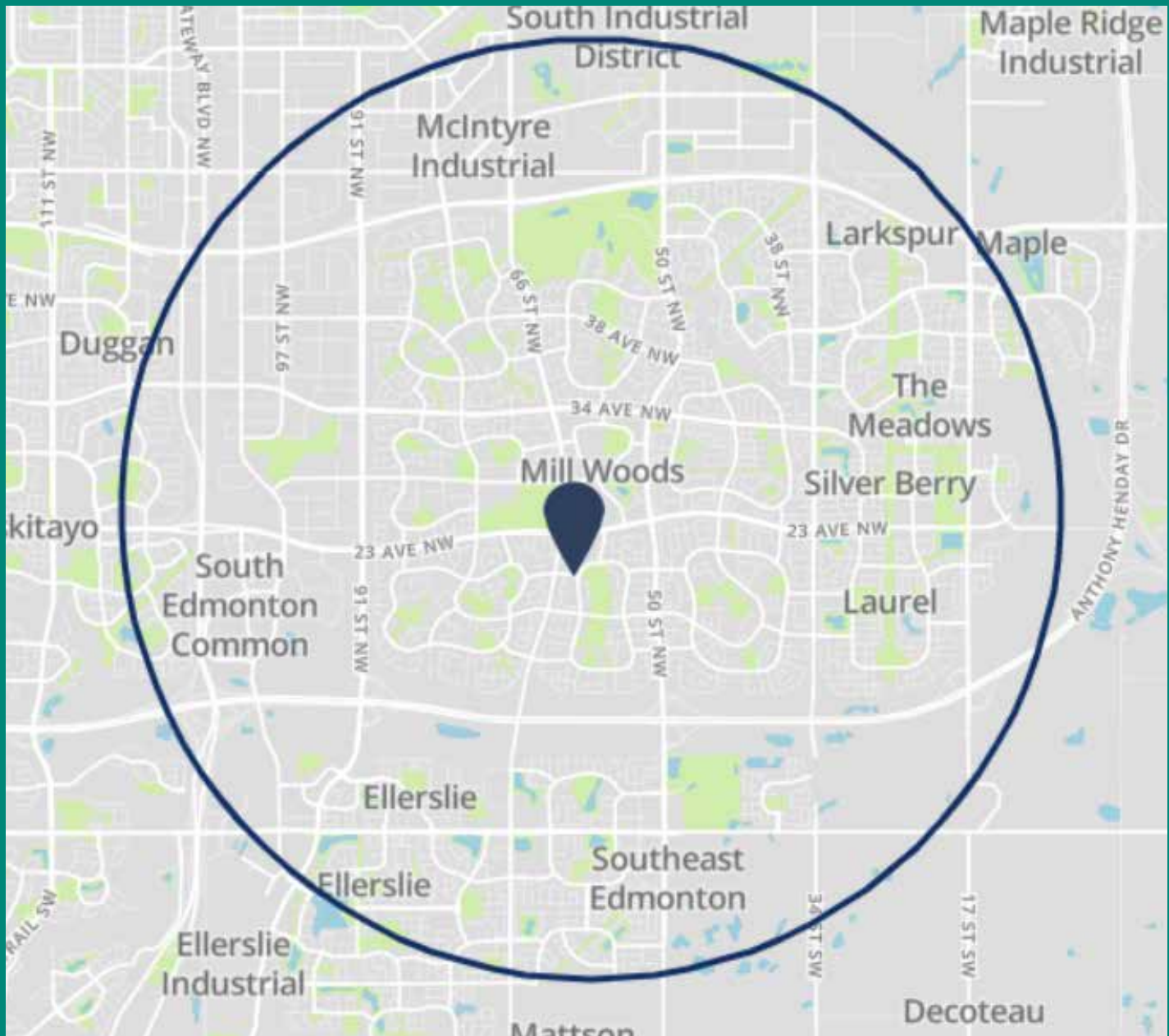
The surrounding trade area continues to grow, with a strong population of younger and middle-aged families, solid household incomes, and future plans for significant residential density and transit-oriented development that will further enhance the centre's long-term customer base and regional draw.

With strong anchors, exceptional transit connectivity, and continued residential growth, Mill Woods Town Centre is well-positioned as one of Southeast Edmonton's premier retail and service destinations.



DEMOGRAPHICS

TRADE AREA - 5 KM



TRADE AREA

	TRADE AREA POPULATION	187,253
	HOUSEHOLDS	61,045
	AVERAGE HOUSEHOLD INCOME	\$117,390
	AVERAGE DISPOSABLE INCOME	\$94,115

CUSTOMERS

	FAMILIES WITH CHILDREN	52%
	MEDIAN AGE	47
	HOMEOWNERS	72%
	VISIBLE MINORITY	58%

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) \$1,335.00

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)



SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT
K2	Wirelesswave	200
K3	Available	150
K4	Cellular Stylez	150
K12	Wow! Mobile Boutique	150
K14	Cellicon	180
MA02	Canadian Tire	87,863
MA03	No Frills	46,526
101	Chutney's	6,639
107	Dollarama	10,009
113	Milano Club	1,627
115	Amba Jewellers	535
119	Scotiabank	7,321
203/ 203A	Bright Learners Academy	6,366
205	Caragari Boutique	1,995
207	Studio Nails	1,002
208	Chatr	706
209	Tanya Jewellers Ltd.	978
210	Crew Barbershop	800
211	Smitty's	5,661
250A	Fit4Less	18,193
250B	Available	10,866
270	Himalayan Village	1,005
306	Ardene	4,716
309	Fairweather	2,996
312	203 Collectibles	2,575
313	Morning Sun Health Foods	499
314	Zen Zone	968
315	Stuffyriders	951
316	Fragrance World YEG	812

UNIT	TENANT	SQ FT
318	Carat Jewellers	1,323
319	Specsavers	1,876
320	Evva's	1,823
321	Telus	1,636
322	Subway	305
323	Tim Hortons	601
324	VM Computers	395
324A	Bell	1,390
325	Mad Hatter's Superstore	2,591
326	Game City	2,973
328	Vitality Health Foods	1,221
329	Warp Comics & Games	1,350
330	Available	1,029
331	Ilahui	1,029
332	Storage	1,175
333	Storage	855
334	Lenscrafters	4,000
335	MARKiT10	2,022
337	Escada Hair International	1,452
338	Millano Bags & Baggage	1,475
340	Under Negotiation	1,318
341	Revolver	1,307
401	RioCan Management	3,595
405	Management Office	3005
407	Yasmin Clothing	1,457
409	Fantasy Goldsmith	1,384
410	Rogers	2,666
412	Just Cozy	1,989
413	Flavour Bites	2,113
414	Showcase	1,808

UNIT	TENANT	SQ FT
415	Q Nails	1,808
416A	Cellphy	477
417	Shoppers Drug Mart	17,550
501	Mill Woods Tailors	875
501A	Freedom Mobile	295
502	Urban Brow	415
503	Stars & Moon Crystal	625
504	Dauk Music School	565
506	Revolver	1,582
507	Gilani	2,511
510	Mill Woods Dental Clinic	3,579
511	S12	954
512	Teapsy	895
513	Curries & Puffs	430
514	New York Fries	320
515	Dosa Live	323
516	Taco Time	400
517	Famous Wok	400
518	Pizza Palace	400
519	Nato's Karinderya	313
520	Twixie's BBQ Snack	225
521	Fresh n Fit	225
524A	Shoe Co.	6,850
600	Alberta Supports Centre	21,436
601A	Alberta Supports Centre	5,178
601B	ABC Head Start Society	5,656
605A	6Th Sense Cafe	675
605C	Time Checker	325
606	Allure Salon	1,833
607	Potato Corner	990

UNIT	TENANT	SQ FT
OPA1	Academy Of Learning	6,973
OPA2	ACE Liquor Discounter	4,783
OPA4	Money Mart	1,187
OPA5	Burger King	3,908
OPA6	Arby's	3,171
OPA7	Little Caesar's	1,280
OPA8	Marble Slab Creamery	1,172
OPA11	Top Shots	15,720
OPA12	Royal Pizza	2,716
OPA14	Noodle Xtreme	1,988
OPA15	MTC Liquor	1,864
OPA16	RBC Royal Bank	8,696
OPA17	Co-op Gas Bar	433
OPA18	Starbucks	1,544

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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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