



BONNIE DOON CENTRE

Edmonton, Alberta

Bonnie Doon Centre offers 492,123 square feet of mixed use/retail space in south central Edmonton at the corner of 82nd Avenue and 83rd Street, within minutes of the Downtown Core, the trendy Whyte Avenue shopping and entertainment district, the University of Alberta, and is within walking distance to Campus Saint-Jean. The centre enjoys a traffic flow of 50,000 vehicles daily and serves as a central transit hub with access to 19 bus routes that will have a main station on the new LRT expansion scheduled for operation in 2023. Residing in an approved Transit Oriented Development district, Bonnie Doon Centre draws consumers from trade zones with average household incomes between \$110,000 and \$140,000 that support 19 communities, 50 churches, 33 schools, and over 25 daycare facilities. The centre also has MaKami College, a leading occupational training service for young adults, and is positioned to transition into a full mixed-use environment. In addition, a 19,650 square foot Planet Fitness opened.

CENTRE PROFILE		MARKET DEMOGRAPHICS	
Total Square Feet	492,123	Primary Trade Area	
Total SF of CRU Tenants	169,827	Population	92,964
Number of Stores/Services	103	Number of Households	41,608
Number of Levels	2	Average Household Income	\$110,816
Number of Parking Spaces	2,120	Secondary Trade Area	
MAJOR TENANTS		Population	332,409
MaKami College	108,406 SF	Number of Households	115,276
Stitches Factory Outlet	54,745 SF	Average Household Income	\$140,646
Safeway	47,500 SF	Traffic	
Bonnie Doon Bowling Lanes	39,640 SF	Annual Pedestrian Traffic	3,555,700
Petro Canada	32,234 SF	Source: Market Demographics: Environics Analytics, DemoStats Trends, 2022.	
Planet Fitness	19,650 SF		
Shoppers Drug Mart	14,572 SF		
Dollarama	10,823 SF		
Office	20,121 SF		



NEW LRT STATION IN 2023



BONNIE DOON CENTRE
82nd Avenue NW & 83rd Street NW
Edmonton, AB T6C 4E3
Phone 780-465-7902
bonniedoonthoppingcentre.com

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TENANT LIST

WOMEN'S APPAREL		SPECIALTY FOOD		MAJOR TENANTS	
Evva's	111	AUM Café	155	Bonnie Doon Bowling Lanes	Y095
Northern Reflections	146	Green Island Tea	156	Dollarama	138
Zoe Merchandise	117	M&M Food Market	186	MaKami College	137
UNISEX APPAREL		The Big Squish Lemonade & Bubble Tea	153	Petro Canada	Y004
Dress Me IQ	147	FAST FOOD		Planet Fitness	116A
Priya Fashions	129	A&W	167	Safeway	185
Stitches Factory Outlet	116	China Court	168	Shoppers Drug Mart	162
FOOTWEAR		Edo Japan	173	Stitches Factory Outlet	116
Paush Shoes	136	Juice Trendz	169	SERVICES	
FASHION ACCESSORIES		New York Fries	171	Administration Office	160
Ardène	158	Subway	172	Bonnie Doon Dental Clinic	144
JEWELLERY		Taco Time	170	Bonnie Doon Lottery	K101
Fabulous Jewellers	153A	LIQUOR		Bonnie Doon Optical	130
Gold Star Jewellers	113A	Liquor Depot	187	Bushido Budo Centre	145
ELECTRONICS		FINANCIAL		Evolution Hair	140
Bell	113	Bank of Montreal	102	Gentlemens Barber Shop	181
Fido	K108	Royal Bank Financial Group	150A	H & R Block	115
Mobile Care	109	OFFICE		Island Ink-Jet	186A
Mobile Q	120	Align	255	Living Sounds	152
Rogers Plus	183	Bonnie Doon Denture Clinic	203	Pearle Vision	107
Telus	108	Chiropractic at Bonnie Doon	254	Renaissance Hair	175
The Source	159	DW Good Investments	252	ShoeMasters	182
MEDIA		Jeamie's Electrolysis	209	Urban Brows	119
Game City	166	Millcreek Community & Family Services	221/221A	Vo's Nails	143
Revolver	154	Networks Activity Centre Society of Alberta	214	HEALTH & BEAUTY	
Sunrise Records	165	Reseau en Immigration Francophone de l'Alberta (RIFA)	256	Munny Natural Beauty Products	131
HEALTH & BEAUTY		Resolutions Counseling & Psychological Services	211	Shoppers Drug Mart	162
Dollarama	138	GENERAL MERCHANDISE & VARIETY		Vitality Health	103
Showcase	142	Dollarama	138	SPECIALTY SHOPS	
SPECIALTY SHOPS		Cannabis Station	187A	Africart	132
		Edmonton Garment Printing and Embroidery	126	Edmonton Garment Printing and Embroidery	126
		EZ Travel	118	EZ Travel	118
		Roxx	157	Roxx	157

LEASING INQUIRIES
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