



Bonnie Doon Centre offers 491,215 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 2023/2024. Residing in an approved Transit Oriented Development district, Bonnie Doon Centre draws consumers from trade zones with average household incomes between \$114,000 and \$137,000 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

Total Square Feet	491,215
Total SF of CRU Tenants	169,677
Number of Stores/Services	101
Number of Levels	2
Number of Parking Spaces	2,120

MAJOR TENANTS

MaKami College	108,406 SF
Stitches Factory Outlet	54,745 SF
Safeway	47,500 SF
Bonnie Doon Bowling Lanes	39,640 SF
Petro Canada	32,234 SF
Planet Fitness	19,650 SF
Shoppers Drug Mart	14,572 SF
Dollarama	10,823 SF
Office	19,363 SF

MARKET DEMOGRAPHICS

Primary Trade Area	
Population	87,793
Number of Households	41,995
Average Household Income	\$113,792

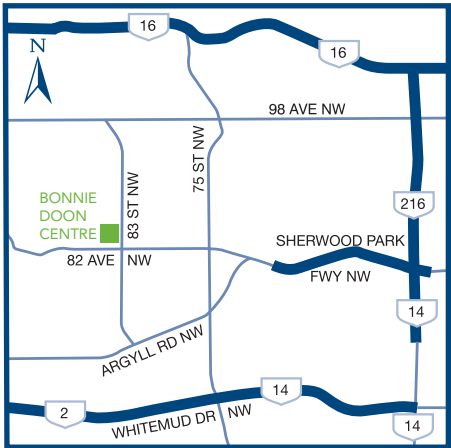
Secondary Trade Area	
Population	322,794
Number of Households	117,401
Average Household Income	\$136,912

Traffic	
Annual Pedestrian Traffic	2,800,000

Source:
Market Demographics: Environics Analytics,
DemoStats Trends, 2023.



NEW LRT STATION
IN 2023/2024



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

BONNIE DOON CENTRE
TENANT LIST

WOMEN'S APPAREL

Evva's	111
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UNISEX APPAREL

Priya Fashions	129
Stitches Factory Outlet	116

FOOTWEAR

Paush Shoes	136
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FASHION ACCESSORIES

Ardène	158
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JEWELLERY

Fabulous Jewellers	153A
Gold Star Jewellers	113A

ELECTRONICS

Bell	113
Fido	K104
Freedom Mobile	K103
Mobile Care	109
Mobile Q	120
Rogers Plus	183
Telus	108

MEDIA

Game City	166
Revolver	154
Sunrise Records	165

HEALTH & BEAUTY

Shoppers Drug Mart	162
Vitality Health	103

GENERAL MERCHANDISE & VARIETY

Dollarama	138
Showcase	142

SPECIALTY SHOPS

Africart	132
Artesanal	117/161
Cannabis Station	187A
Edmonton Garment Printing and Embroidery	126
Edmonton Train Collectors Association	180
EZ Travel	118
Night of Artists Gallery & Gifts	133
RC Racer	148
Roxx	157

SPECIALTY FOOD

AUM Café	155
Green Island Tea	156
M&M Food Market	186
The Big Squish Lemonade & Bubble Tea	153

FAST FOOD

A&W	167
China Court	168
D4Js House of Chicken & Kababs	169
Edo Japan	173
New York Fries	171
Subway	172
Taco Time	170

SERVICES

Administration Office	160
Amplifon	152
Bonnie Doon Dental Clinic	144
Bonnie Doon Lottery	K101
Bonnie Doon Optical	130
Bushido Budo Centre	145
Evolution Hair	140
Gentlemens Barber Shop	181
H & R Block	115
Island Ink-Jet	186A
Pearle Vision	107
Renaissance Hair	175
ShoeMasters	182
Specsavers	176
Urban Brows	119
Vo's Nails	143

LIQUOR

Liquor Depot	187
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FINANCIAL

Bank of Montreal	102
Royal Bank Financial Group	150A

OFFICE

Align	255
Bonnie Doon Denture Clinic	203
Chiropractic at Bonnie Doon	254
D.W. Good Investments	256
Jeamie's Electrolysis	209
Millcreek Community & Family Services	221/221A
Networks Activity Centre Society of Alberta	214
Reseau d'Immigration Francophone de l'Alberta (RIFA)	252
Resolutions Counseling & Psychological Services	211

LEASING INQUIRIES

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