



Bonnie Doon Centre offers 491,188 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 29,500 vehicles daily and serves as a central transit hub with access to 9 bus routes with a main station on the new LRT Valley Line expansion. Residing in an approved Transit Oriented Development district, Bonnie Doon Centre draws consumers from trade zones with average household incomes between \$112,000 and \$143,000 that support 19 communities, 20 churches, 32 schools, and over 20 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 19,841 square foot Planet Fitness opened.

CENTRE PROFILE		MARKET DEMOGRAPHICS	
Total Square Feet	491,188	Primary Trade Area	
Total SF of CRU Tenants	169,459	Population	89,826
Number of Stores/Services	100	Number of Households	42,242
Number of Levels	2	Average Household Income	\$111,963
Number of Parking Spaces	2,120	Secondary Trade Area	
MAJOR TENANTS		Population	327,978
MaKami College	108,406 SF	Number of Households	117,511
Stitches Factory Outlet	54,745 SF	Average Household Income	\$142,824
Safeway	47,500 SF	Traffic	
Bonnie Doon Bowling Lanes	39,640 SF	Annual Pedestrian Traffic	3,200,000
Petro Canada	32,234 SF	Source:	
Planet Fitness	19,841 SF	Market Demographics: Environics Analytics,	
Shoppers Drug Mart	14,572 SF	DemoStats Trends, 2024.	
Dollarama	10,823 SF		
Office	19,363 SF		

LEASING INQUIRIES
55 City Centre Drive, Suite 800, Mississauga, ON L5B 1M3
Phone 905-281-3800 Toll Free 1-800-928-6255
leasing@morguard.com
morguard.com



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



WOMEN'S APPAREL		SPECIALTY FOOD		OFFICE	
Evva's	111	AUM Café	155	AASCF (previously Align)	255/258
UNISEX APPAREL		Green Island Tea	156	Bonnie Doon Denture Clinic	203
Priya Fashions	129	The Big Squish Lemonade & Bubble Tea	153	Chiropractic at Bonnie Doon	254
Stitches Factory Outlet	116	RESTAURANTS		D.W. Good Investments	256
FOOTWEAR		Mr Mikes Steakhouse Casual	101	Jeamie's Electrolysis	209
Paush Shoes	136	The Bonnie	149A	Millcreek Community & Family Services	221/221A
FASHION ACCESSORIES		FAST FOOD		Networks Activity Centre Society of Alberta	214
Ardène	158	A&W	167	Resolutions Counseling & Psychological Services	211
JEWELLERY		China Court	168	MAJOR TENANTS	
Fabulous Jewellers	153A	New York Fries	171	Bonnie Doon Bowling Lanes	Y095
Gold Star Jewellers	113A	Nikki's	169	Dollarama	138
ELECTRONICS		Subway	172	MaKami College	137
Bell	113	Taco Time	170	Petro Canada	Y004
Fido	K104	SERVICES		Planet Fitness	116A
Freedom Mobile	K103	Administration Office	160	Safeway	185
Mobile Care	109	Amplifon	152	Shoppers Drug Mart	162
Mobile Q	120	Art of Sewing and Tailoring	150	Stitches Factory Outlet	116
Rogers Plus	183	Bonnie Doon Dental Clinic	144		
Telus	108	Bonnie Doon Lottery	K101		
MEDIA		Bonnie Doon Optical	130		
Game City	166	Bushido Budo Centre	145		
Revolver	154	Chair Yoga	110		
Sunrise Records	165	Gentlemens Barber Shop	181		
HEALTH & BEAUTY		H & R Block	115		
Shoppers Drug Mart	162	Island Ink-Jet	186A		
GENERAL MERCHANDISE & VARIETY		Kumon	188		
Dollarama	138	Pearle Vision	107		
Showcase	142	Renaissance Hair	175		
SPECIALTY SHOPS		ShoeMasters	182		
Africart	132	Specsavers	176		
Artesanal	159	Urban Brows	119		
Artesanal Local	161	Vo's Nails	143		
Blu Poppie Vintage	114	LIQUOR			
Cannabis Station	187A	Liquor Depot	187		
Edmonton Garment Printing and Embroidery	126	FINANCIAL			
Edmonton Train Collectors Association	180	Bank of Montreal	102		
EZ Travel	118	Royal Bank Financial Group	150A		
Figureart 3	104				
Night of Artists Gallery	133				
Night of Artists Gifts	141				
RCRE Edmonton	148				
Roxx	157				

