



TERRA LOSA
CENTRE

TERRA LOSA SHOPPING CENTRE

EDMONTON, AB

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Marshalls

staples[®]

SAFeway

SHOPPERS
DRUG MART

DOLLARAMA \$1 Plus

Michael's
Made by you[®]

MIC
MEDICAL IMAGING

TERRA LOSA SHOPPING CENTRE

EDMONTON, AB

Located in the hub of Edmonton's west side power centre retail node, Terra Losa Centre provides a broad range of national retailers and specialty offerings that brings a high frequency of repeat customers. Terra Losa Centre is anchored by Safeway and Shoppers Drug Mart, together with strong mid-box retailers including Michaels, Marshalls, Staples and Dollarama.

The centre features highly visible signage fronting 170th Street which sees nearly 45,000 vehicles per day (AAWTD 2018), further strengthening an already exceptional location to create a solid and consistent customer base.




TERRA LOSA SHOPPING CENTRE | EDMONTON, AB

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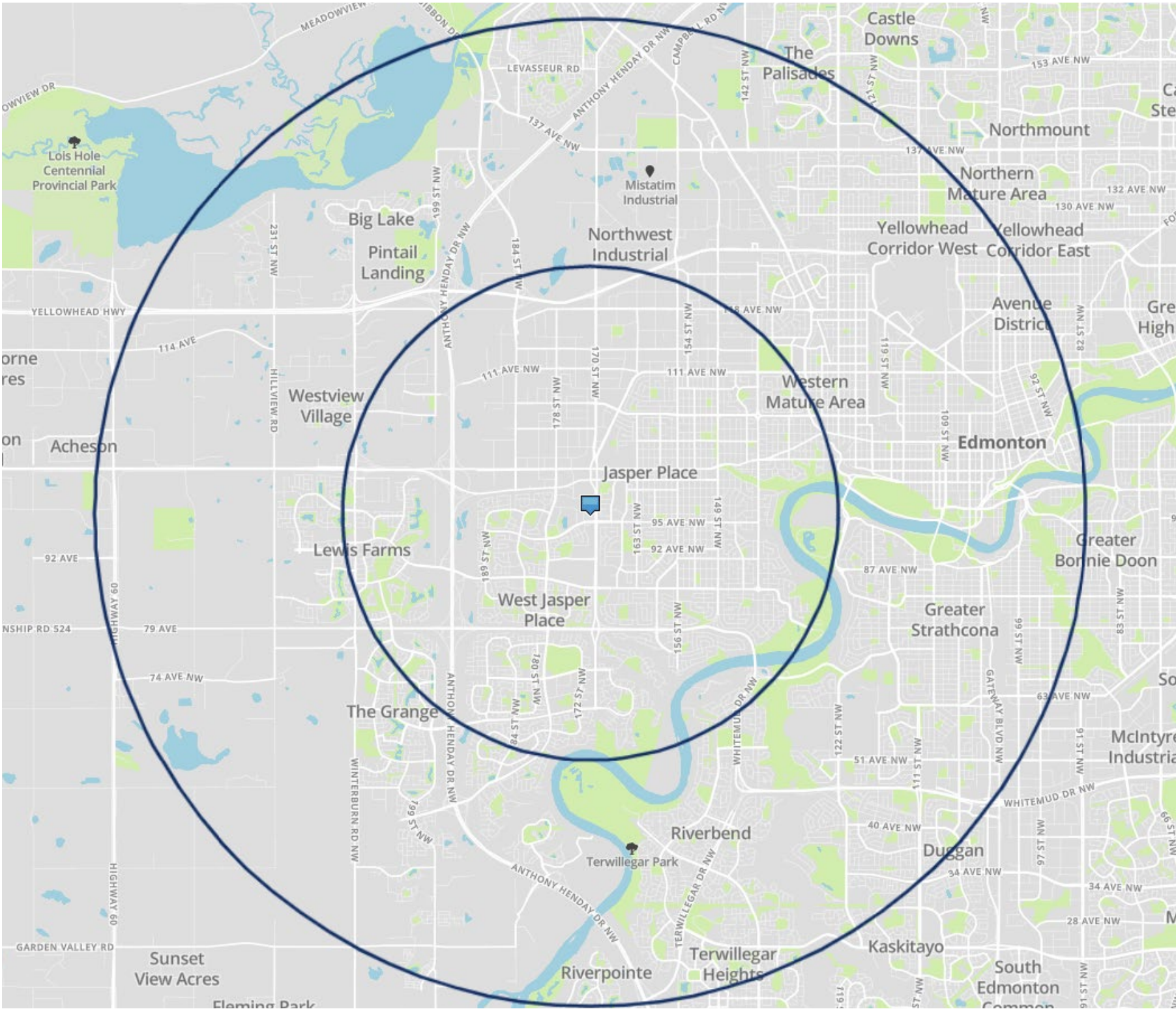


PROPERTY HIGHLIGHTS





ADDRESS	9570 - 170 Street Edmonton, AB T5T 5R5
MAJOR INTERSECTION	170 Street and 95 Avenue
GLA (SQ. FT)	258,527
NUMBER OF STORES AND SERVICES	40



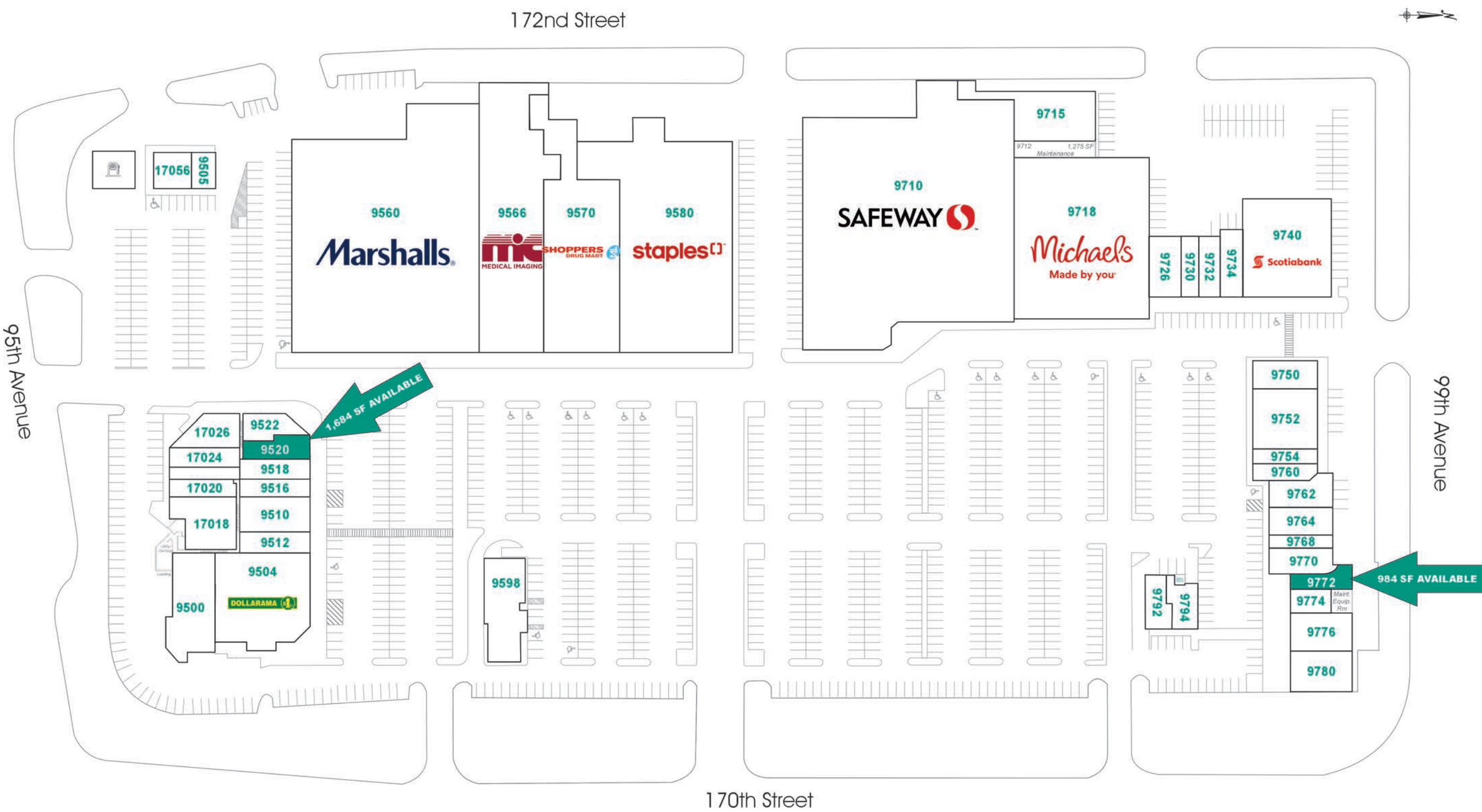
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	5 KM
	FAMILIES WITH CHILDREN	40%	42%
	TRADE AREA POPULATION	67,106	134,736
	AVERAGE HOUSEHOLD INCOME	\$98,030	\$135,416

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
9500	Ace Liquor	4,280	9750	Da Kao Restaurant	1,109
9504	Dollarama	9,912	9752	Mastermind Toys	4,481
9505	Terra Losa Tailor & Drapes	519	9754	UBREAKIFIX	1,249
9510	Tutti Frutti Breakfast & Lunch (Coming Soon)	2,523	9760	Terra Losa Medical Clinic	1,097
9512	Rib Eye Butcher Shop	2,047	9762	HearingLife	1,328
9516	Subway	1,393	9764	Lifemark	2,647
9518	Kinton Ramen (Coming Soon)	1,521	9768	Pak Mail	1,316
9520	Available	1,684	9770	Marble Slab Creamery	1,294
9522	Yo Mama	1,666	9772	Available	984
9560	Marshalls	33,354	9774	Bell Mobility	1,005
9566	Medical Imaging Consultants	14,673	9776	Plant Life	2,528
9570	Shoppers Drug Mart	20,347	9780	Red Wing	2,727
9580	Staples	27,353	9792	Second Cup	1,549
9598	Wendy's	3,300	9794	Edo Japan	1,751
9710	Safeway	52,472	17018	Joey's Fish Shack	2,587
9712	Maintenance	1,275	17020	bb.q Chicken	1,298
9715	Dulux Paints	5,320	17022	Alpha Barbershop	962
9718	Michaels	23,668	17024	Pizza 73	1,284
9726	Terra Losa Dental Clinic	2,945	17026	Glo Skin & Medspa	1,784
9730	Ave. Nails	1,299	17056	Shell	4,150
9732	Terra Losa Dry Cleaners	1,317			
9734	Kinetic Salon	1,319			
9740	Scotiabank	7,165			



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BentallGreenOak (Canada)
Limited Partnership, Brokerage

SHOPPERS
DRUG MART

staples

Michaels
Made by you®

172 Street

Marshalls

SAFEWAY

1,684 SF AVAILABLE

DOLLARAMA



984 SF AVAILABLE

95 Avenue

99 Avenue

170 Street