

FOR LEASE

MILLS HAVEN CENTRE

10 MAIN BOULEVARD, SHERWOOD PARK, AB

900 - 5,214 SF



OPPORTUNITY

Mills Haven Centre's great tenant mix, as well as the draw from neighbouring retailers, creates great retail synergy for a new tenant. The Centre has a renovated facade, is well maintained, and has professional property management in place.

HIGHLIGHTS

- 900 - 5,214 SF of built out retail space
- 1,352 SF of built out second floor space
- Excellent visibility from Broadmoor Boulevard which sees over 17,000 vehicles per day
- Centre retailers include Husky Gas and C-Store, NAPA Autoparts, New Asian Village, DSW Liquor, Salvation Army, Domino's, and more
- Renovated Exterior, Ample Surface Parking, Professionally Managed

Marcus & Millichap

Web: MarcusMillichap.ca | Email: MGHretail@MarcusMillichap.com

AREA + STATS/ MILLS HAVEN CENTRE

10 MAIN BOULEVARD, SHERWOOD PARK, AB

With access to Southeast Edmonton and Sherwood Park via the Anthony Henday Freeway, Yellowhead Highway, (Trans Canada) and Sherwood Park Freeway, Mills Haven reaches a market of 113,968 residents. Mills Haven Shopping Centre is directly exposed to a market of \$5.44 billion of household expenditure within a 10 minute drive time.

Anthony Henday	3 Minutes
Wye Road	5 Minutes
Bonnie Doon	14 Minutes
Downtown Edmonton	19 Minutes



17,000
vehicles
per day



EXPOSURE
Broadmoor Blvd
and Main Blvd



PARKING
ample surface
stalls



TRANSIT
in close
proximity



\$130,361
household income
average within 3 km



139,745
daytime
population



RETAIL
shopping
centre



DETAILS + SITE MAP/ MILLS HAVEN CENTRE

10 MAIN BOULEVARD, SHERWOOD PARK, AB

Municipal Address: 10 Main Boulevard, Sherwood Park, AB

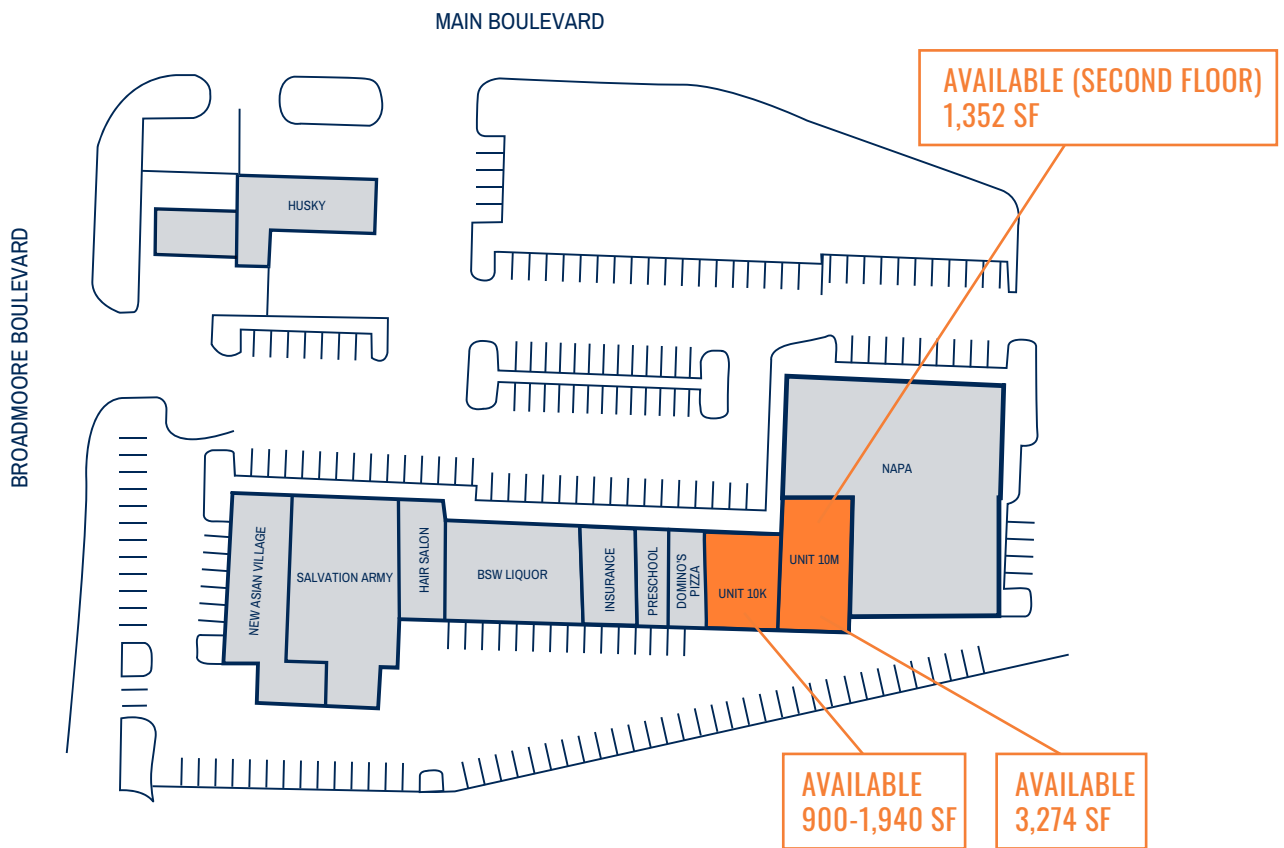
Availability: Flexible

Zoning: C1 - Community Commercial

Lease Rate: Market

Vacancy: Unit 10K: 1,940 SF (occupied by Curves Fitness)
Unit 10M: 3,274 SF (former dog daycare facility)
Second Floor: 1,352 SF

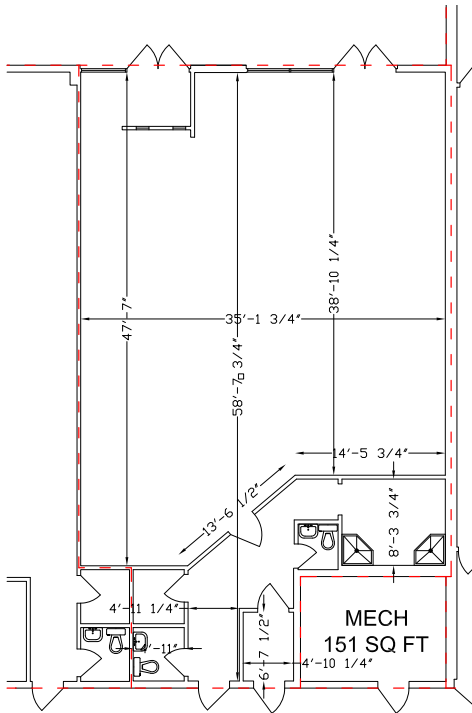
Operating Costs: \$9.45 per SF (estimate)



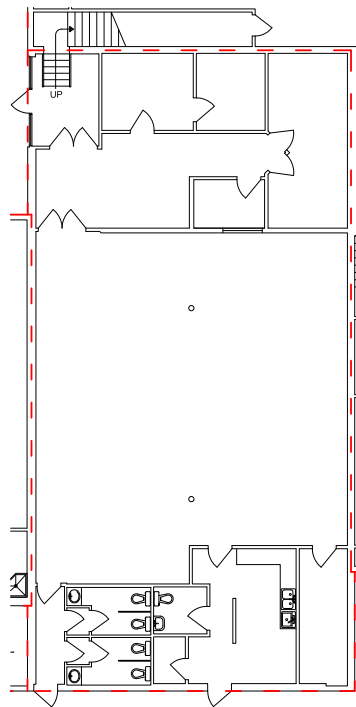
FLOOR PLAN/ MILLS HAVEN CENTRE

10 MAIN BOULEVARD, SHERWOOD PARK, AB

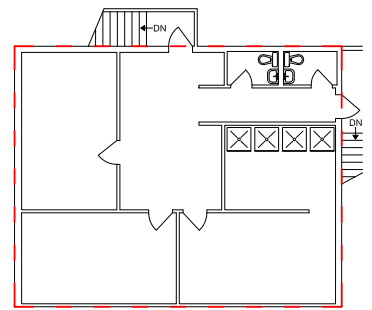
UNIT 10K



UNIT 10M



SECOND FLOOR





Marcus & Millichap

Marcus & Millichap 10175 - 101 Street
 1820 Enbridge Centre Edmonton, AB T5J 0H3 +1 (587) 756 1600

Casey McClelland / Senior Managing Director
 Casey.McClelland@
 MarcusMillichap.com
 +1 (587) 756 1560

Kevin Glass / Director
 Kevin.Glass@
 MarcusMillichap.com
 +1 (587) 756 1570

Mike Hoffert / Director
 Mike.Hoffert@
 MarcusMillichap.com
 +1 (587) 756 1550

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.