

MARLBOROUGH MALL

DESCRIPTION

Marlborough Mall is located in the heart of Northeast Calgary, one of Canada's fastest growing cities. The 5 storey Marlborough Professional Building adjacent to Marlborough Mall adds to the Centre's position as a meeting point for a primary trade area of 115,000 and a secondary trade area of 88,000.

OPENING DATE: 1972

RENOVATION: 2002

MANAGEMENT

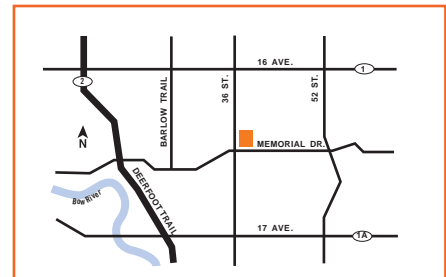
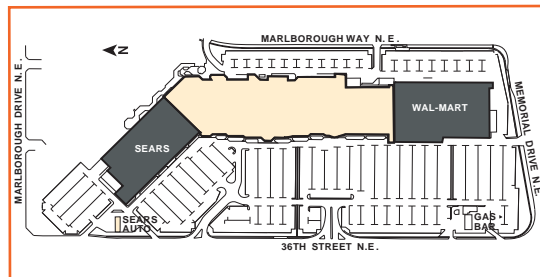
20 VIC MANAGEMENT INC.
 1 Queen Street East
 Suite 300, Box #88
 Toronto, Ontario
 M5C 2W5

Tel: (416) 955-0595
 Fax: (416) 955-0569

CENTRE ADDRESS

#1464 - 515 Marlborough Way NE
 Calgary, Alberta
 T2A 7E7
 Tel: (403) 273-4000
 Fax: (403) 207-5688
www.marlbroughmall.com

Marlborough Mall is located at the corner of Memorial Drive and 36th Street. Stop off at the Marlborough Station when using Calgary's LRT.



MARLBOROUGH MALL

SIZE, TENANTS, AMENITIES

G.L.A.:	594,212 sq ft
RETAIL STORES:	107
FOOD COURT SEATING:	370
PARKING SPACES:	3,195

MAJOR RETAILERS:

Wal-Mart	159,600 sq ft
Sears	135,915 sq ft
Shoppers Drug Mart	17,500 sq ft

Total C.R.U.: 230,443 sq ft

OFFICE BUILDING: 50,754 sq ft

MARKET

DEMOGRAPHIC PROFILE

Primary:	114,500
Secondary:	87,500
Households:	85,000
Persons Per Household:	3.5

Average Household Income:

\$58,000

Centre Sales Productivity:

\$432 per sq ft

CUSTOMER PROFILE

Occupation:

White Collar	55%
Blue Collar	25%
Working Women	29%

Pedestrian Traffic Counts:

121,000 per week

HOURS OF OPERATION

Monday – Friday:	10:00 a.m. – 9:00 p.m.
Saturday:	9:30 a.m. – 7:00 p.m.
Sunday, Holidays:	12:00 noon – 5:00 p.m.

CONTACTS

Vice President, Leasing:

Peggy Lindsay (416) 681-9027 Fax: (416) 955-0569
email: plindsay@20vic.com

Centre Manager:

Bryan Dunn (403) 273-4000 Fax: (403) 207-5688

Marketing Director:

Kim Wiltse (403) 273-4000 Fax: (403) 207-5688

<http://www.20vic.com>

MARLBOROUGH MALL

Women's Apparel

Fairweather	78C
La Senza	33
Reitmans	78A
Ricki's	51
Sirens	30

Men's Apparel

International Clothiers	20
Pinstripes	54

Other Apparel

American Eagle Outfitters	22
Bluenotes	35
Boutique of Leathers	28
Footlocker	78D
Le Chateau	78B
Mandeez 'Xclusif	21
Premier Sports	2A
Urban Planet	97

Footwear

DAWGS	35A
MDX Footwear	80
Payless ShoeSource	83
Shoe Warehouse	72
Spring	53

Fashion Accessories

Claire's	52
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Jewellery & Gifts

Anthony's Jewellers	10
Ardene	55
Mappins	93
Michael Hill Jewellers	23
Peoples Jewellers	36

Home Furnishings & Décor

Where it's Art	39
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Electronics/Photo/Music & Video

Bell/Bell World	19
Best Buy Mobile	19B
Chat-R	720K
EB Games	76
Fido	711K
Generation Wireless	102
HMV	50
Koodo	708K
Japan Camera	16
Mobilicity	718K
The Phone Experts	74
Rogers Wireless	707K
The Source	31
The Telephone Booth	6
Virgin Mobile	719K
Wind Mobile	96
WirelessWave	705K

Books & Stationery

Carlton Cards	81
Coles	29

Health & Beauty/Services

The Body Shop	75A
Canada Nails & Spa	38B
Chatter's Salon	103
Chatter's Salon Superstore	34
Dr. Brar, Family Medicine	70C
Crown Optical	79
Divan Hair	67
GNC	51A
Hakim Optical	8
LensCrafters	49
Marlborough Men's Hairstyling	90
Marlborough Dental Centre	2B
Marlborough Eye Clinic	86
MYK Diagnostic Imaging	70B
Panther Sports Medicine	70A
Pearle Vision	85
ProfessioNail	87A
Sangster's Health Centre	19A
Shopper's Drug Mart	18
Studio 2000	82
Tower Dental	69

Other Services

Bank of Montreal	11
BMO ABM	706K
Boys & Girls Club	87
Calgary Board of Education	92

Canada/Alberta Service Centre	47
Canada Post	37
Customer Service	23
Marlborough Alterations	89
Marlborough Shoe Repair	94
Marlin Travel	38A

Special Retail

Bentley Leather	77C
Cellular Baby	710K
Dollorama	3
International News	99
Keyman	27
San Francisco	24A
Shades N Time	721K
Sheffield & Sons	26
Shoppers' Hair World	46B
Showcase	95

Specialty Food

Cinnzeo	57
Dairy Queen/Orange Julius	46A
Kernels	17A
Orange Julius	101
Quizno's	100
The Second Cup	704K
Teaopia	75B
Tim Hortons	17
Yogen Fruz	24

Food Court

A&W	64
Christy's Roast Chicken	65
Edo Japan	62A
Gobi Grill	66B
Jugo Juice	715K
Manchu Wok	59
New York Fries	58
OPA! Souvlaki	66A
Sbarro Italian Eatery	66
Subway	60
Taco Time	63
Thai Express	61
Villa Madina	62

Restaurants

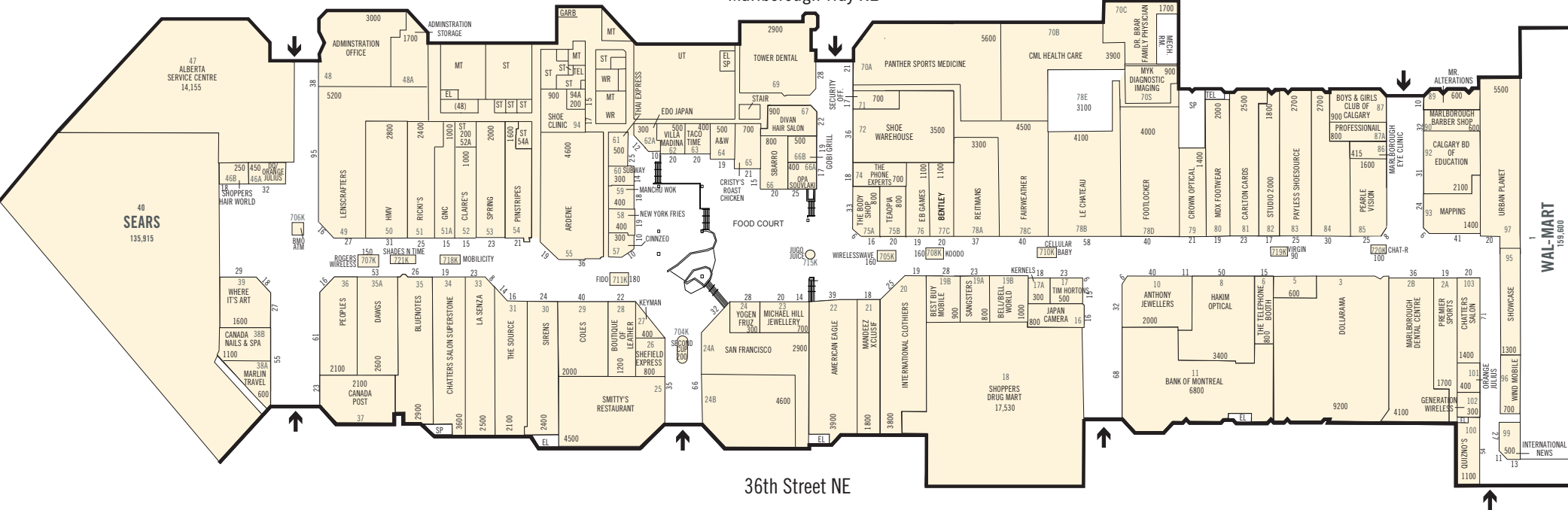
Smitty's	25
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Large Format Users

Sears	40
Wal-Mart	1

Marlborough Way NE

36th Street NE



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