

WESTBROOK MALL

DESCRIPTION

With over 70 stores and services, Westbrook Mall is ideally located in the heart of West Calgary at the busy intersection of Bow Trail and 37th Street S.W. This 400,000 sq. ft. centre is anchored by Wal-Mart, Sport Chek and a 48,000 sq. ft. Safeway. The single level mall contains established traffic builders such as Payless Shoes, Sears Appliance and Mattress, Starbucks, Bank of Montreal, and Smitty's Restaurant

along with an 8 unit food court. Complimenting the mall is a 2 level medical/professional complex along with several pad tenants including Boston Pizza, Spa Lady, and Jubilations Dinner Theatre. Westbrook Mall continues to reinforce its position as the leading community centre in West Calgary.

MANAGEMENT

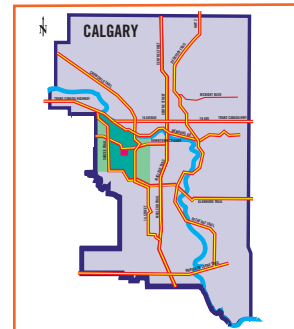
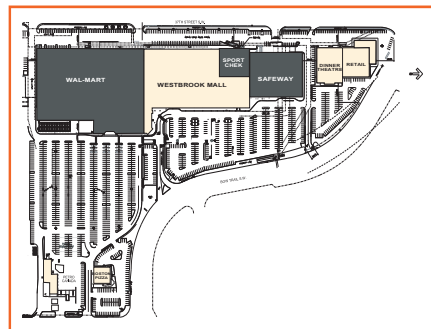
20 VIC MANAGEMENT INC.
 1 Queen Street East
 Suite 300, Box #88
 Toronto, Ontario
 M5C 2W5

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

CENTRE ADDRESS

#24 - 1200 - 37 Street S.W.
 Calgary, Alberta
 T3C 1S2
 Tel: (403) 249-0052
 Fax: (403) 686-0757

Located in the heart of West Calgary at the intersection of Bow Trail and 37th Street S.W.



WESTBROOK MALL

SIZE, TENANTS, AMENITIES

G.L.A.: 398,777 sq ft

**RETAIL STORES/
SERVICES:** 74

FOOD COURT SEATING: 124

PARKING SPACES: 2,350

MAJOR RETAILERS:

Wal-Mart 158,022 sq ft

Safeway 47,980 sq ft

Jubilations Dinner
Theatre 18,000 sq ft

Sport Chek 16,650 sq ft

Spa Lady 15,625 sq ft

Sears Appliance
& Mattress 11,611 sq ft

Total C.R.U.: 84,578 sq ft

OFFICE: 52,161 sq ft

MARKET

DEMOGRAPHIC PROFILE

Primary 49,273

Secondary 67,508

Households:

Primary 21,490

Secondary 41,739

Persons Per Household: 2.25

Average Household Income:

Primary \$54,597

Secondary \$87,082

CUSTOMER PROFILE

Education:

University 29%

College/Technical 32%

High School 33%

Occupation:

White Collar/Professional 8%

Business 22%

Sales/Service 30%

Blue Collar/Trades 13%

Centre Sales Productivity:

\$330 per sq ft

HOURS OF OPERATION

Monday – Friday: 10:00 a.m. – 9:00 p.m.

Saturday: 9:30 a.m. – 5:30 p.m.

Sunday, Holidays: 12:00 noon – 5:00 p.m.

CONTACTS

Vice President Leasing:

Stan Boniferro (416) 681-9021 Fax (416) 955-0569

email: sboniferro@20vic.com

Centre Manager:

Darren Anderson (403) 249-0052 Fax: (403) 686-0757

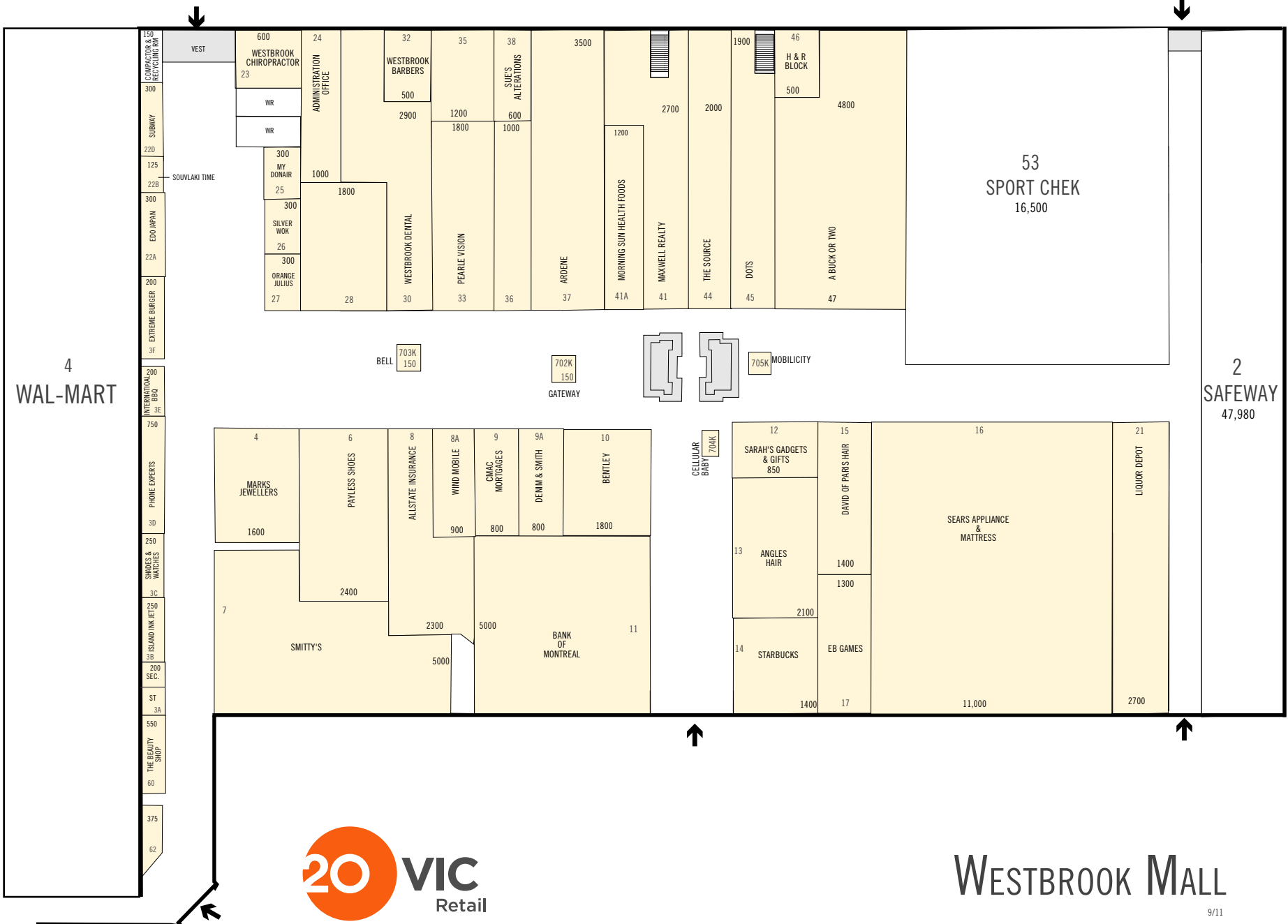
<http://www.20vic.com>

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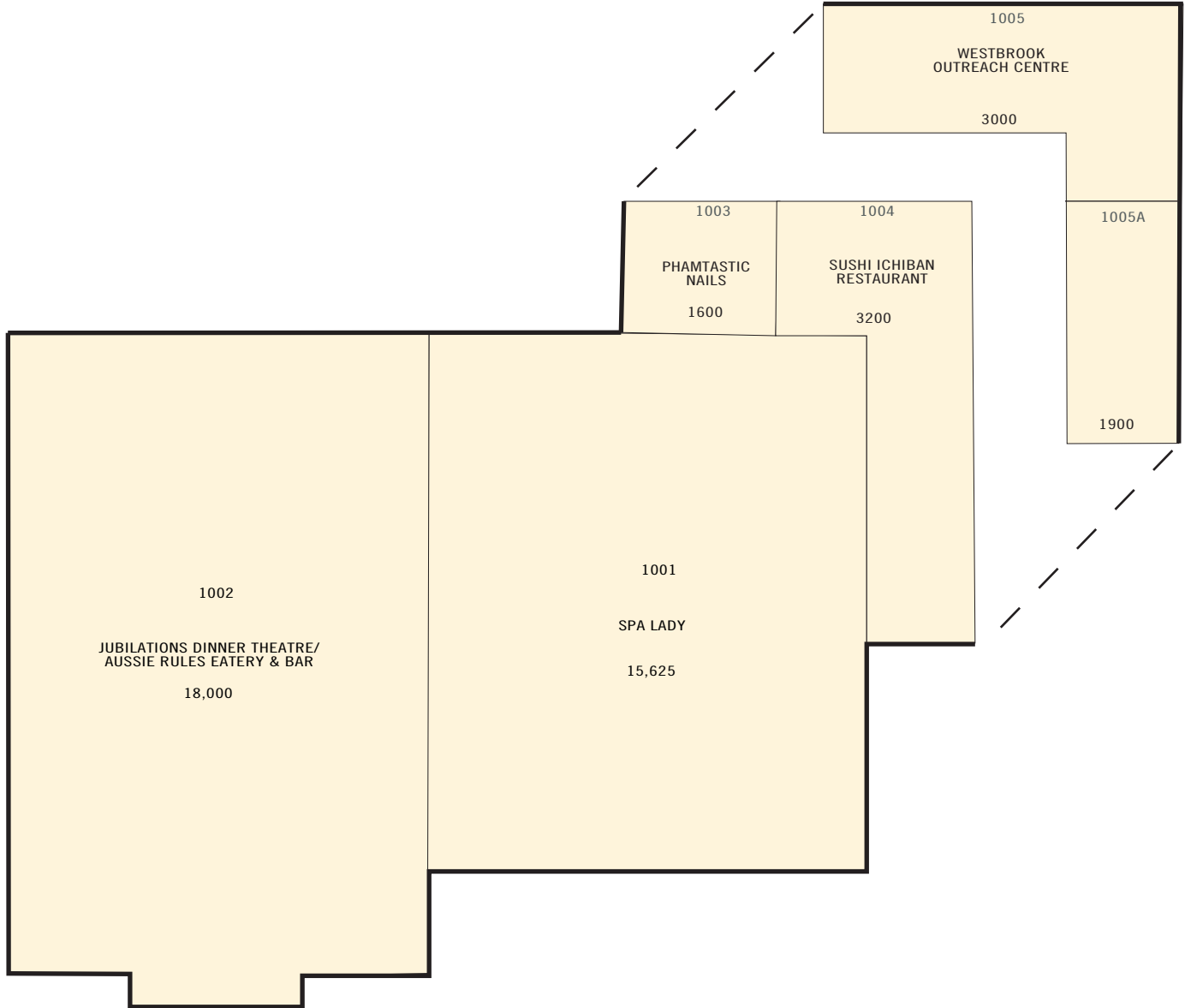
Women's Apparel		Health & Beauty/Services		Specialty Food	
Dots	45	Angles Hair	13	Starbucks	14
		The Beauty Stop	60		
Footwear		David of Paris	15	Restaurants	
Payless ShoeSource	6	Denim & Smith	9A	Aussie Rules Eatery & Bar	1002
		Morning Sun Health Foods	41A	Boston Pizza	1006
Fashion Accessories		Pearle Vision	33	Smitty's	7
Ardene	37	Phamtastic Nails	1003	Sushi Ichiban	1004
Shades Plus	3C	Spa Lady	1001		
		Westbrook Barbers	32	Food Court	
Jewellery & Gifts		Westbrook Dental	30	Edo Japan	22A
Mark's Jewellers	4	Westbrook Family Chiropractor	23A	Extreme Burger	3F
				International BBQ	3E
Home Furnishings & Décor		Other Services		My Donair	25
Sarah's Gifts & Gadgets	12	Allstate	8	Orange Julius	27
Sears Appliance & Mattress	16	Bank of Montreal	11	Silver Wok	26
		CMAC Mortgages	9	Souvlaki Time	22B
Electronics/Photo/Music & Video		Jubilations Dinner Theatre	1002	Subway	22D
Bell World	703K	Liquor Depot	21		
Cellular Baby	704K	Maxwell Westview Realty	41	Large Format User	
EB Games	17	H&R Block	46	Safeway	2
Mobilicity	705K	Sue Alterations	38	Sport Chek	53
Phone Experts	3D	Westbrook Outreach School	1005	Wal-Mart	1
The Source	44				
Wind Mobile	8A	Specialty Retail			
		A Buck or Two	47		
		Bentley	10		
		Gateway Newstand	702K		
		Island Ink Jet	3B		

WESTBROOK PROFESSIONAL BUILDING

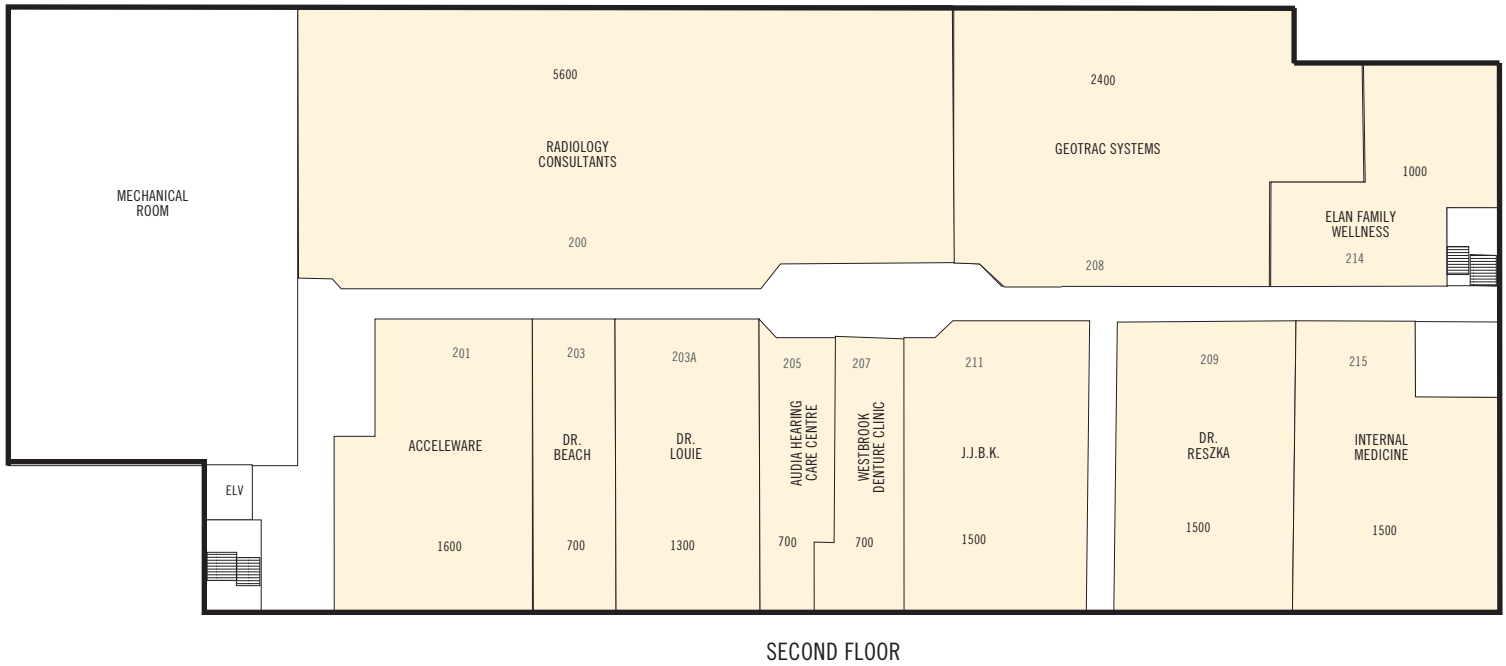
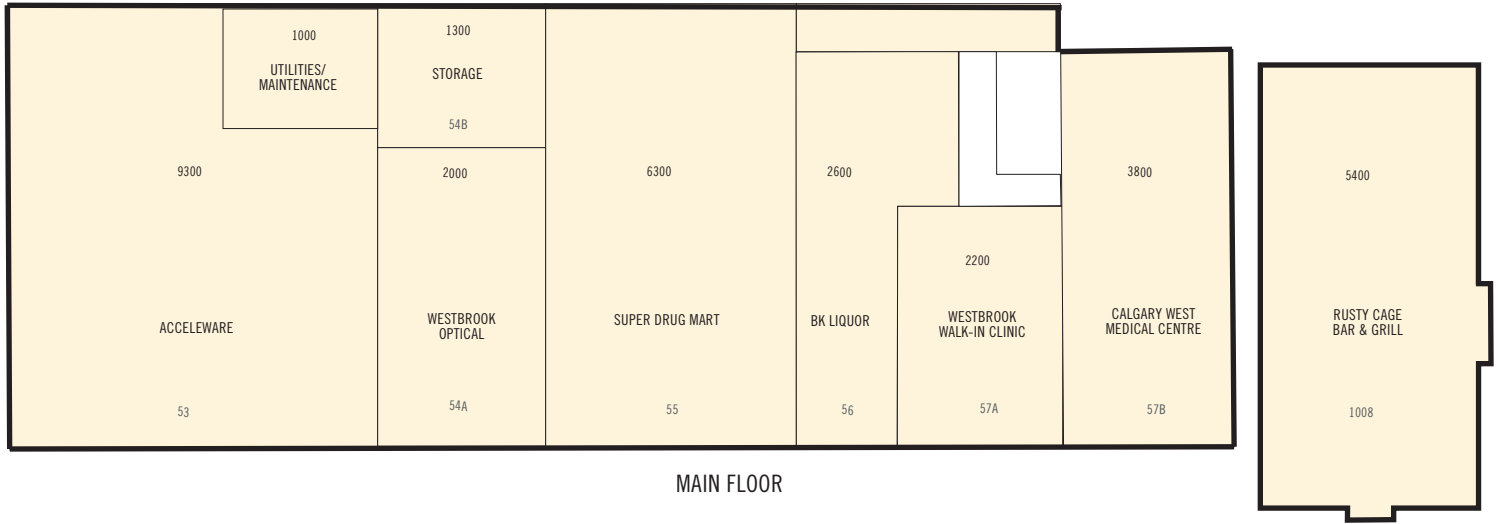
Accelware	53
Audia Hearing Care Centre	205A
BK Liquor	56
Calgary West Medical Centre	57B
Dr. Scott Beach	203
Dr. Louie	203A
Dr. Reszka	209
Elan Family Wellness Centre	214
GeoTrac International	210
J.J. B.K.	211
Internal Medicine Associates	215
Radiology Consultants	200
Rusty Cage Bar & Grill	1008
Super Drug Mart	55
Westbrook Denture Clinic	207
Westbrook Optical	54A
Westbrook Walk-in Clinic	57A



WESTBROOK MALL



WESTBROOK PARAMOUNT BUILDING



WESTBROOK PROFESSIONAL BUILDING