

# 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

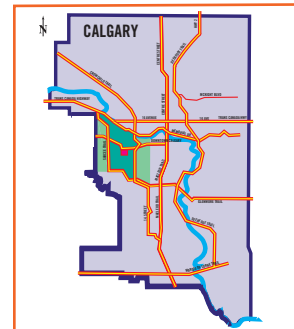
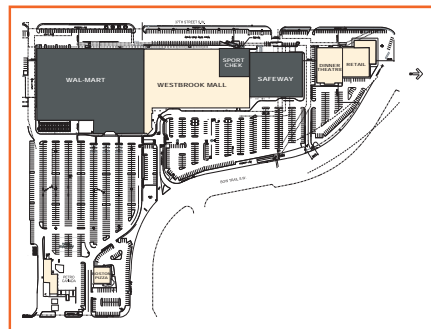
20 VIC MANAGEMENT INC.  
 1 Queen Street East  
 Suite 300, Box #88  
 Toronto, Ontario  
 M5C 2W5

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

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

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**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%

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#### Centre Sales Productivity:

\$332 per sq ft

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### 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

#### Director of Leasing:

Dev Hubraj (416) 681-9054 Fax: (416) 955-0569

email: dhubraj@20vic.com

#### Centre Manager:

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

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

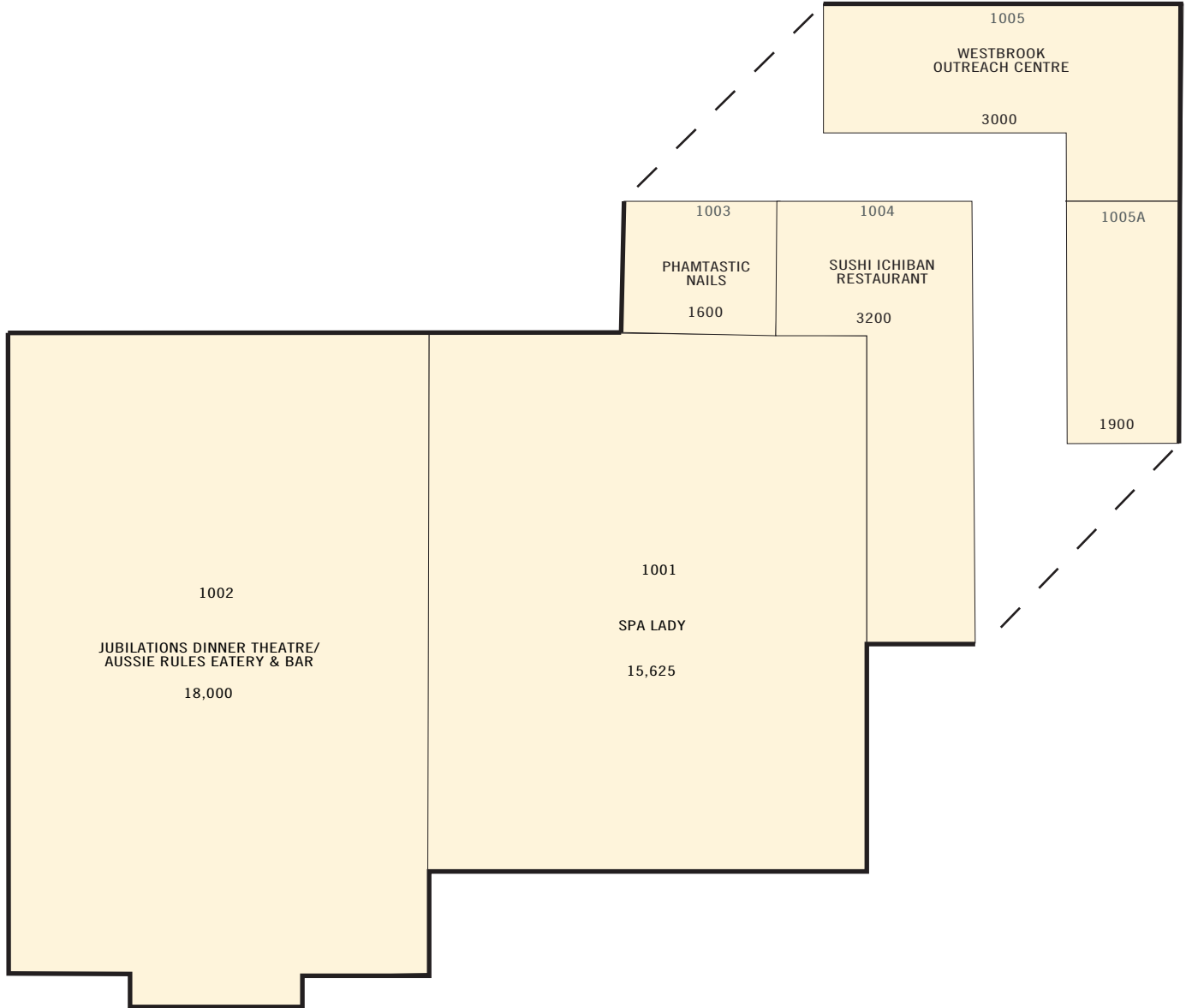
## WESTBROOK MALL

<b>Women's Apparel</b>		<b>Health &amp; Beauty/Services</b>		<b>Specialty Food</b>	
Dots	45	Angles Hair	13	Starbucks	14
		The Beauty Stop	60		
		David of Paris	15		
<b>Footwear</b>		Morning Sun Health Foods	41A	<b>Restaurants</b>	
Payless ShoeSource	6	Pearle Vision	33	Aussie Rules Eatery & Bar	1002
		Phamtastic Nails	1003	Boston Pizza	1006
		Spa Lady	1001	Smitty's	7
<b>Fashion Accessories</b>		SweeTan	35	Sushi Ichiban	1004
Ardene	37	Westbrook Barbers	32		
Shades Plus	3C	Westbrook Dental	30		
		Westbrook Family Chiropractor	23A		
				<b>Food Court</b>	
<b>Jewellery &amp; Gifts</b>		<b>Other Services</b>		Edo Japan	22A
Harmony Gifts	9A	Allstate	8	Extreme Burger	3F
Mark's Jewellers	4	Bank of Montreal	11	International BBQ	3E
		Calgary Board of Education	1005	My Donair	25
<b>Home Furnishings &amp; Décor</b>		Jubilations Dinner Theatre	1002	Orange Julius	27
Sarah's Gifts & Gadgets	12	Island Ink Jet	3B	Silver Wok	26
Sears Appliance & Mattress	16	Liquor Depot	21	Souvlaki Time	22B
		Maxwell Westview Realty	41	Subway	22D
		Personal Tax Service	46		
		Sue Alterations	38		
<b>Electronics/Photo/Music &amp; Video</b>		<b>Specialty Retail</b>		<b>Large Format User</b>	
Bell World	703K	A Buck or Two	47	Safeway	2
Cellular Baby	704K	Bentley	10	Sport Chek	53
EB Games	17	Gateway Newstand	702K	Wal-Mart	1
Phone Experts	3D				
The Source	44				
Wind Mobile	8A				

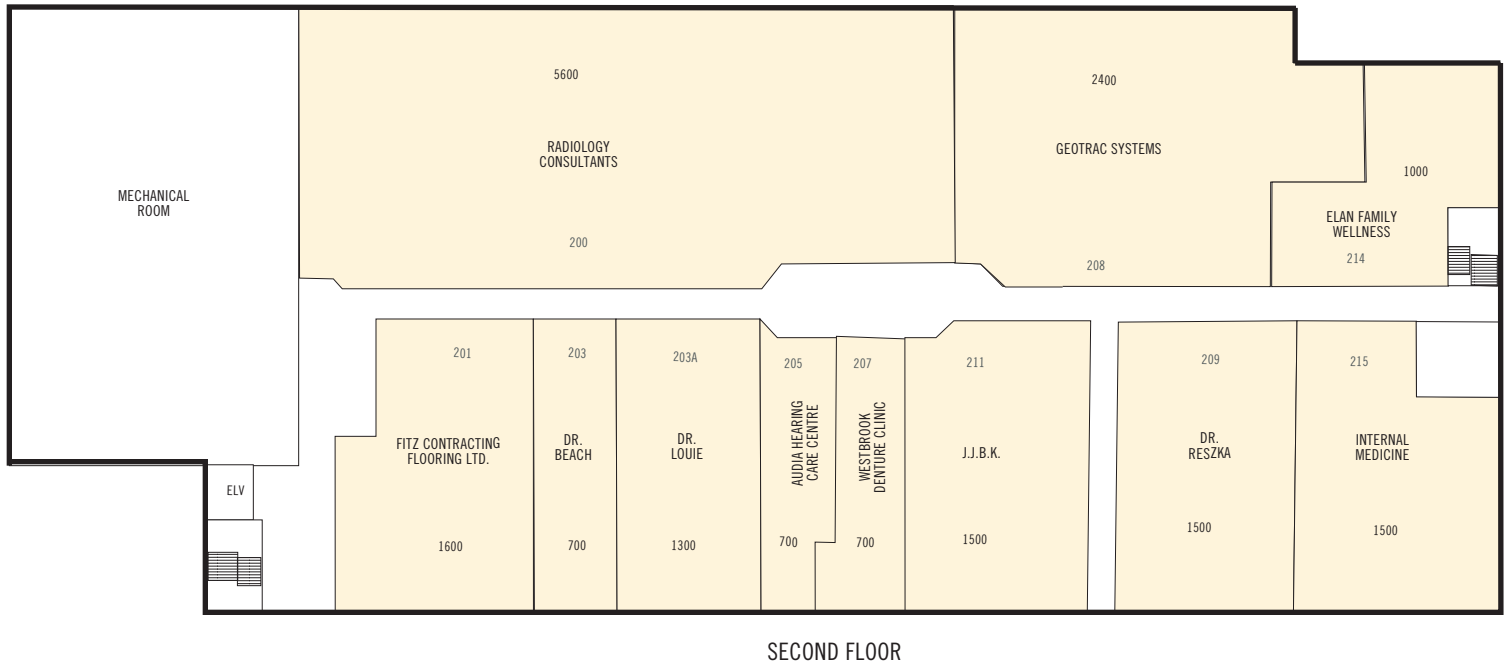
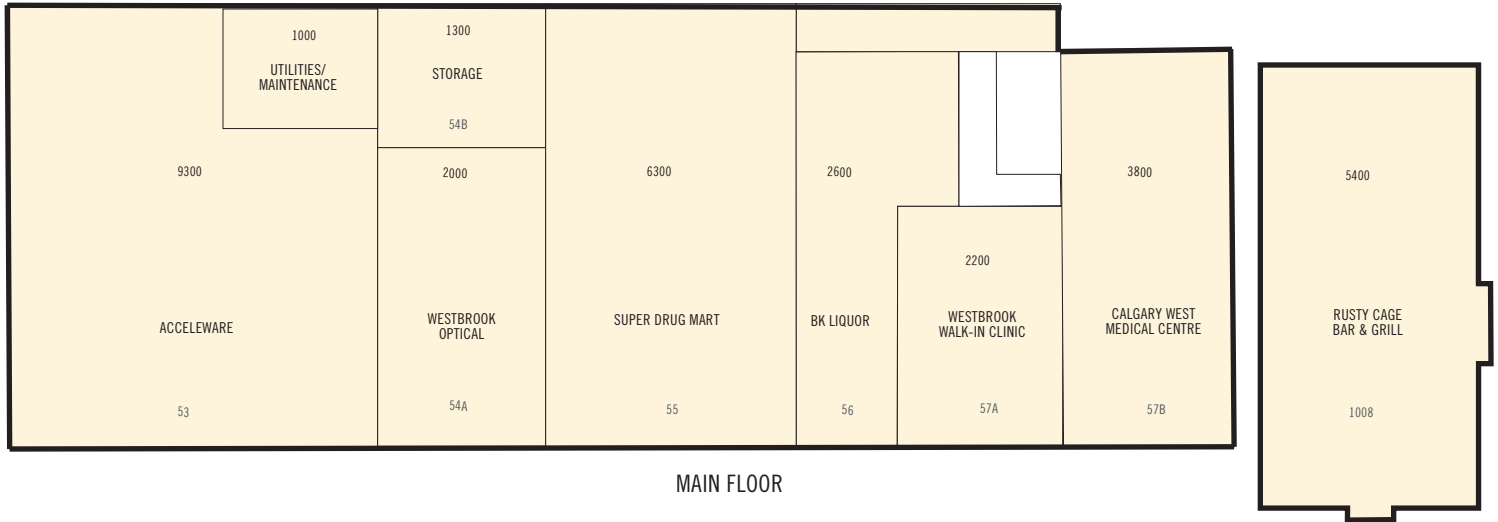
## WESTBROOK PROFESSIONAL BUILDING

<b>Health &amp; Beauty/Services</b>		<b>Other Services</b>	
Audia Hearing Care Centre	205A	Accelware	53
Calgary West Medical Centre	57B	BK Liquor	56
Dr. Scott Beach	203	Fitz Flooring	201
Dr. Louie	203A	GeoTrac International	210
Dr. Reszka	209		
Elan Family Wellness Centre	214	<b>Restaurant</b>	
J.J. B.K.	211	Rusty Cage Bar & Grill	1008
Internal Medicine Associates	215		
Radiology Consultants	200		
Super Drug Mart	55		
Westbrook Denture Clinic	207		
Westbrook Optical	54A		
Westbrook Walk-in Clinic	57A		





# WESTBROOK PARAMOUNT BUILDING



# WESTBROOK PROFESSIONAL BUILDING