

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

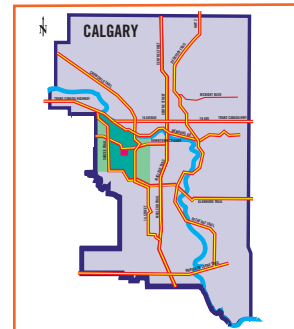
20 VIC MANAGEMENT INC.
 1 Queen Street East
 Suite 300, Box #88
 Toronto, Ontario
 M5C 2W5

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:

\$332 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:

Peggy Lindsay (416) 681-9027 Fax: (416) 955-0569

email: plindsay@20vic.com

Centre Manager:

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

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

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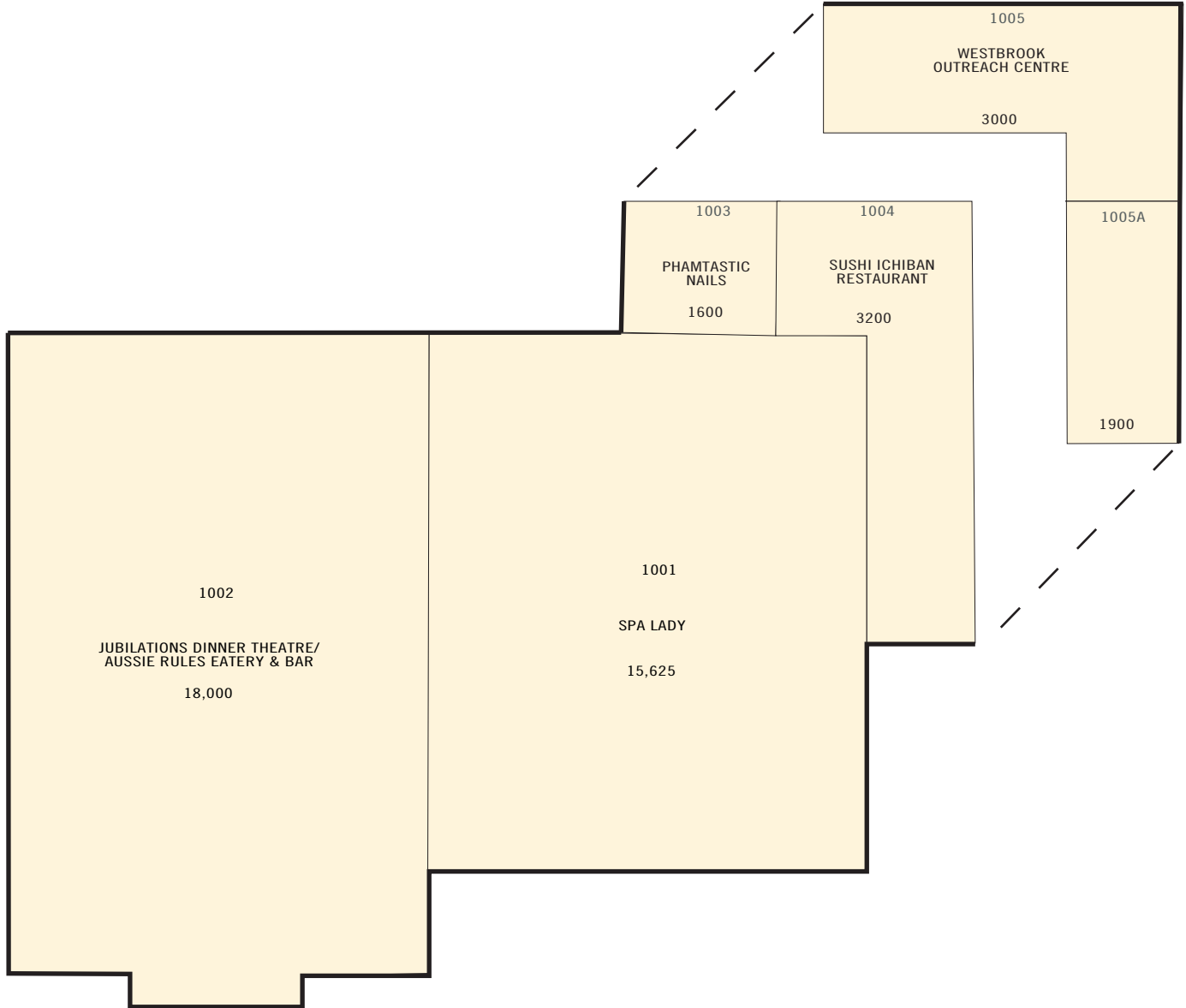
Women's Apparel		Health & Beauty/Services		Specialty Food	
Dots	45	Angles Hair	13	Starbucks	14
		The Beauty Stop	60		
		David of Paris	15		
Footwear		Morning Sun Health Foods	41A	Restaurants	
Payless ShoeSource	6	Pearle Vision	33	Aussie Rules Eatery & Bar	1002
		Phamtastic Nails	1003	Boston Pizza	1006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

WESTBROOK PROFESSIONAL BUILDING

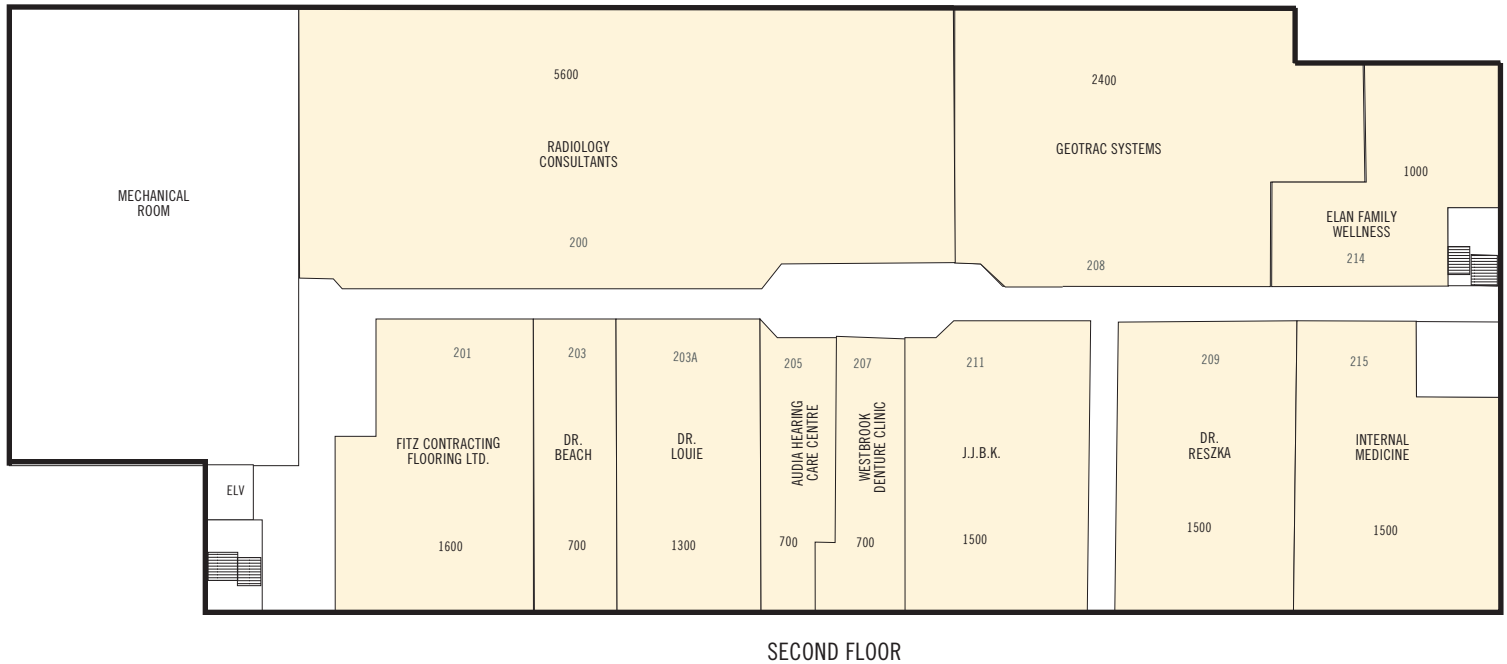
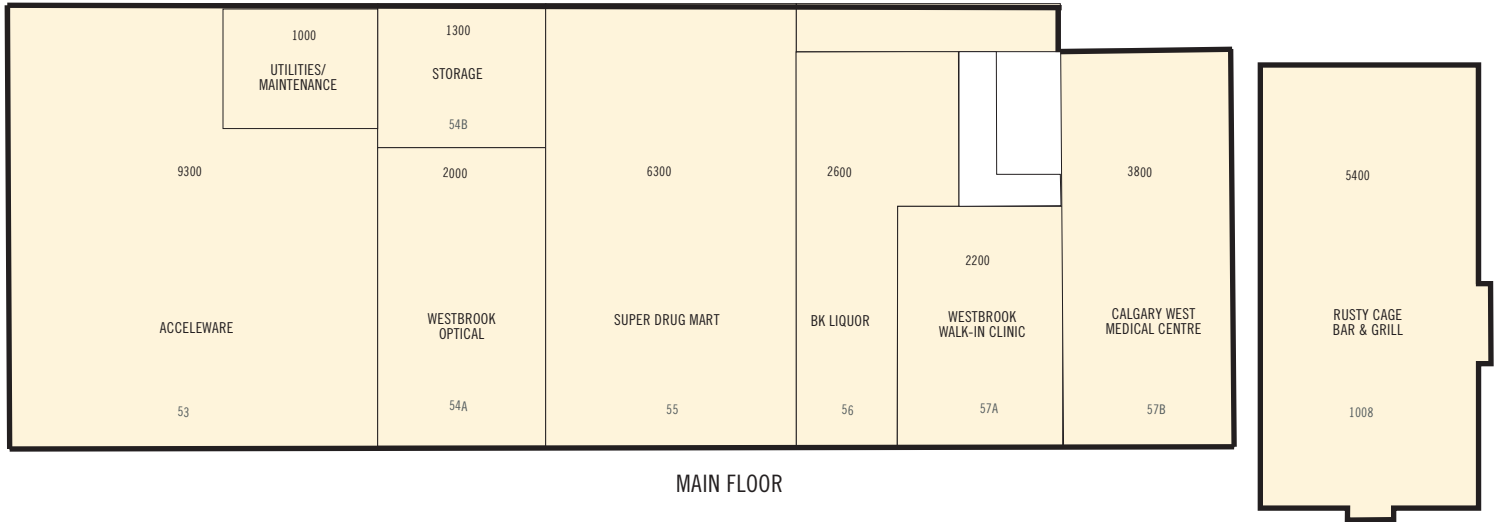
Health & Beauty/Services		Other Services	
Audia Hearing Care Centre	205A	Accelware	53
Calgary West Medical Centre	57B	BK Liquor	56
Dr. Scott Beach	203	Fitz Flooring	201
Dr. Louie	203A	GeoTrac International	210
Dr. Reszka	209		
Elan Family Wellness Centre	214	Restaurant	
J.J. B.K.	211	Rusty Cage Bar & 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		



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WESTBROOK PARAMOUNT BUILDING



WESTBROOK PROFESSIONAL BUILDING