



WEST POINT CENTRE

172-178 STREET & 100 AVENUE | EDMONTON, AB

+ RETAIL SPACE FOR LEASE

West Point Centre has been serving Edmonton's west side for years and continues to be an anchor of services and entertainment for those in the area.

Fed by 26,700 vehicles each day along 100 Avenue, another 30,000 from Stony Plain Road, and 31,800 more from 178 Street, West Point offers unparalleled exposure.

Key opportunities have become available within this 35-acre development. With so many shoppers already visiting the nearby Canadian Tire, Best Buy, Mark's, and Seafood City, new businesses will be positioned for success.

- Limited vacancies in a power centre that consistently out performs
- 85,500 vehicles pass the site each day on three roadways
- Select locations are available for immediate possession



+ PROPERTY DETAILS



SITE AREA
35 Acres



RENTAL RATE
Negotiable



AVAILABILITY
Immediately



GROSS BUILDING AREA
417,000 SF



ADDITIONAL RENT
North: \$12.05/SF Total
Prop Tax: \$7.56, CAM: \$4.49*



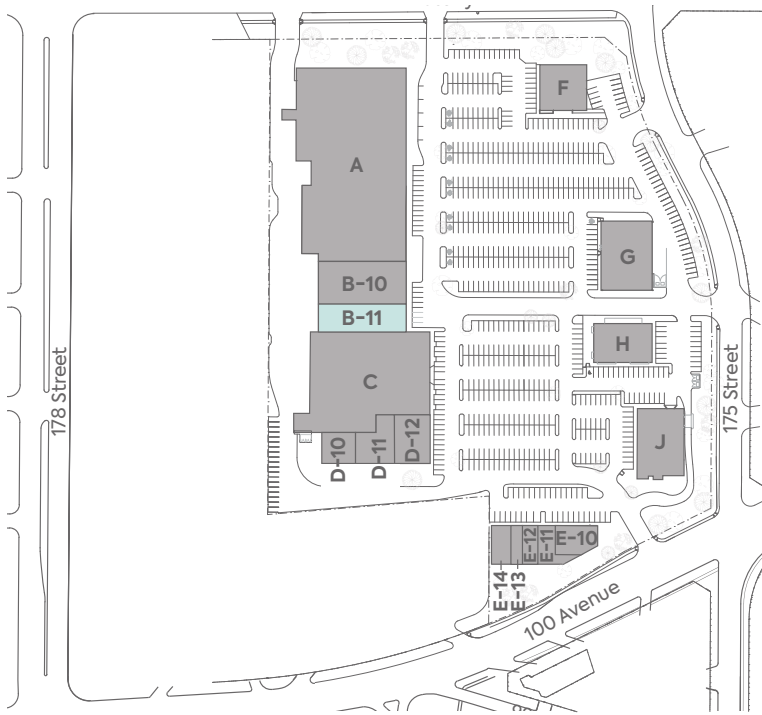
PARKING RATIO
4/1,000 SF

South:
Prop Tax: \$13.16, CAM: \$5.01*
Total: \$18.17/SF
For *Bldgs H & J* only:
Prop Tax: \$4.36, CAM: \$5.01*
Total: \$9.37/SF

*Plus admin fee

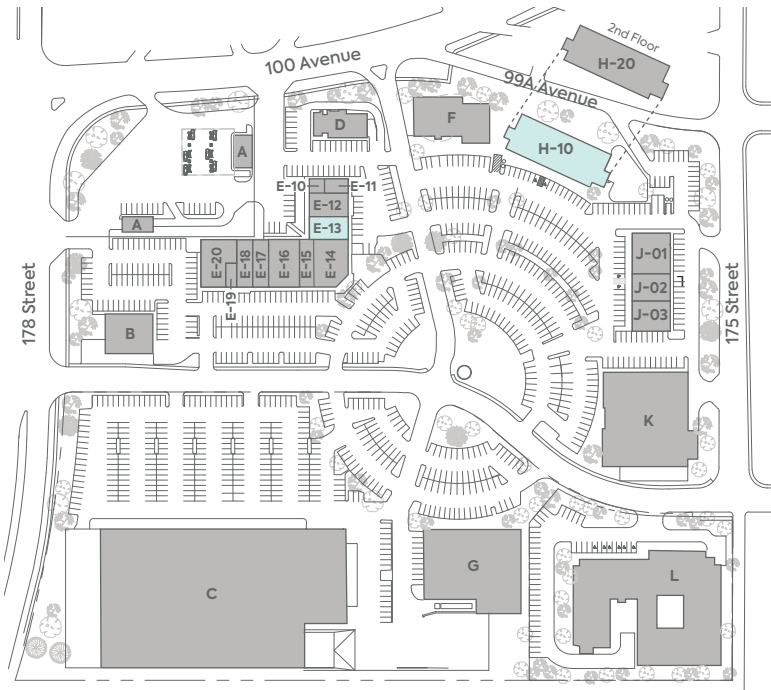
+ SITE PLAN

WEST POINT CENTRE NORTH



| | | |
|------|---------------------------------------|-----------|
| A | Best Buy | 54,377 SF |
| B-10 | Homes Alive | 14,997 SF |
| B-11 | AVAILABLE | 8,418 SF |
| C | Seafood City | 32,882 SF |
| D-10 | Jasper Place Orthodontics | 3,003 SF |
| D-11 | Golftec | 4,975 SF |
| D-12 | The Source Snowboarding & Skateboards | 7,569 SF |
| E-10 | Maya Dental | 3,020 SF |
| E-11 | Valerio's Tropical Bakeshop | 1,866 SF |
| E-12 | Wayback Burger | 1,511 SF |
| E-13 | Quesada | 1,277 SF |
| E-14 | The Captain's Boil | 2,384 SF |
| F | Amadeus Music | 6,073 SF |
| G | No Frills | 9,995 SF |
| H | Moores | 6,565 SF |
| J | BMO | 8,488 SF |

WEST POINT CENTRE SOUTH



| | | |
|------|----------------------------------|-----------------|
| A | Esso* | N/A |
| B | Royal Bistro | 5,000 SF |
| C | Canadian Tire* | 85,598 SF |
| D | Arby's | 3,000 SF |
| E-10 | First Impressions Denture Clinic | 961 SF |
| E-11 | Lifestyle Cig Inc. | 1,416 SF |
| E-12 | Liquor House | 3,177 SF |
| E-13 | AVAILABLE | 1,230 SF |
| E-14 | Royal Pizza | 4,174 SF |
| E-15 | Lovella Hair & Beauty | 1,592 SF |
| E-16 | Cora | 3,753 SF |
| E-17 | Health Matters | 1,520 SF |
| E-18 | Cannabis House | 1,530 SF |
| E-19 | Karen's Nails | 772 SF |
| E-20 | Today's Dental | 2,772 SF |
| F | National Bank of Canada | 7,954 SF |
| G | Mark's | 19,982 SF |
| H-10 | MAIN FLOOR: AVAILABLE | up to 11,378 SF |
| H-20 | 2nd Floor: Willowbrae Academy | 10,507 SF |
| J-01 | Gentili Health | 4,311 SF |
| J-02 | Oxygen Yoga | 1,935 SF |
| J-3 | Focus Physio | 3,893 SF |
| K | Obsidian West Athletic Club | 24,377 SF |
| L | Future Retirement Residence* | 33,000 SF |

The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

*Owned



+ AREA DEMOGRAPHICS



POPULATION

| | | |
|-------------|-------------|-------------|
| 1 KM | 3 KM | 5 KM |
| 5,656 | 56,591 | 138,916 |



HOUSEHOLDS

| | | |
|-------------|-------------|-------------|
| 1 KM | 3 KM | 5 KM |
| 2,482 | 21,324 | 51,613 |



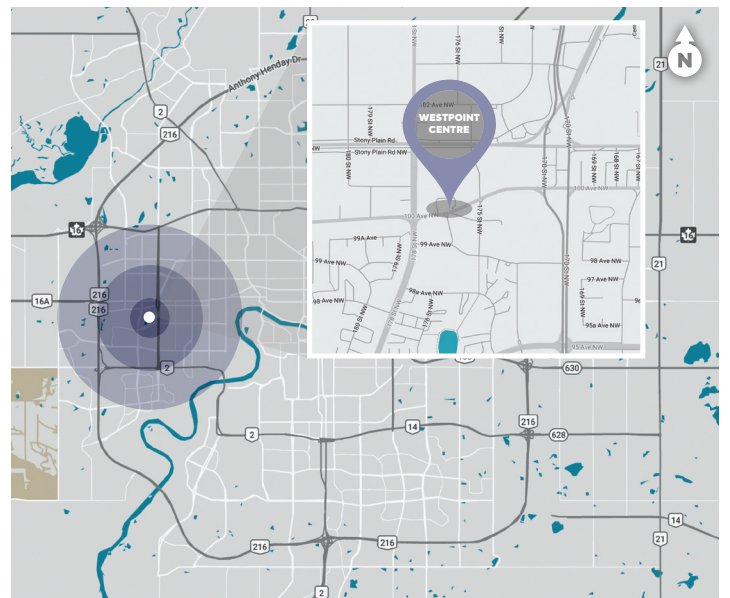
AVERAGE INCOME

| | | |
|-------------|-------------|-------------|
| 1 KM | 3 KM | 5 KM |
| \$87,945 | \$86,918 | \$120,019 |



VEHICLES PER DAY

Approx. 27,500 on 178 Street, 27,100 on Stony Plain Rd & 23,200 on 100 Ave



CONTACT



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QUALICO
PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES