

# BEAUMARIS SHOPPING CENTRE

October 2008



Beamaris Shopping Centre is perfectly positioned in the heart of north Edmonton, located at the north-west corner of the high traffic intersection of 97<sup>th</sup> street and 153<sup>rd</sup> Avenue. 97 Street is the major north-south thoroughfare separating the City from east and west. Daily weekday vehicle traffic past the centre along 97<sup>th</sup> Street is over 41,000 and daily weekday vehicle traffic along 153<sup>rd</sup> Avenue is 28,000.

Beamaris Shopping Centre is adjacent to fully developed residential communities that surround the centre. The centre acts as a gateway to the highly populated community of Castledowns.

The attractive appearance, convenient parking and excellent design have made it one of the most desired locations in the area. Beamaris Shopping Centre is housed on 3.34 acres of land. The gross leasable area of the centre is 64,037 square foot. The centre is currently 100

percent occupied with several nationally recognized tenants such as Tim Horton's, Shell Canada and Cloverdale Paints. To compliment the retail component the centre has numerous service organizations such as financial, insurance and medical.

Beamaris Shopping Centre is convenient to the major military facilities of the Edmonton Garrison. There are approximately 5,000 military personnel working in the area, many of whom live with their families near the centre. There are a further 500 civilians employed by the Department of National Defense.

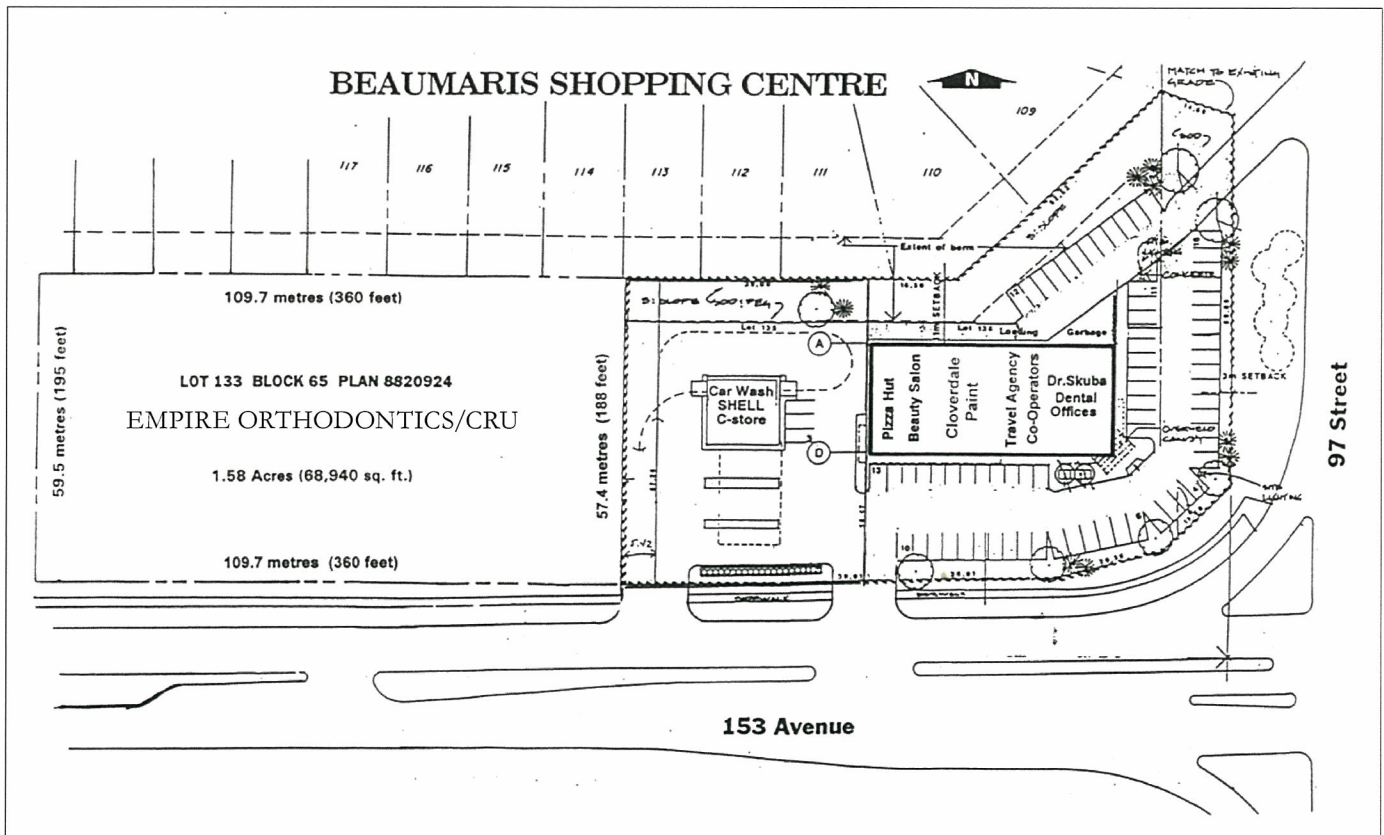
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LEGEND:

SHELL GAS STATION AND CAR WASH	2,194 sq.ft.(Building) 22,736 sq.ft. (Land)	EMPIRE ORTHODONTICS	7,571 sq.ft.
TIM HORTONS	2,440 sq.ft.	CLOVERDALE PAINT	2,932 sq.ft.
		DR. THOMPSON/CRU	6,000 sq.ft.



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