

WESTPARK

October 2008



WestPark Centre is located in the City of Fort Saskatchewan, a large bedroom community approximately 15 minutes northeast of the City of Edmonton. The City of Fort Saskatchewan has a population of over 16,000 people and a trade area of over 54,000. WestPark Centre is located along Highway 21 and WestPark Boulevard. WestPark and Southfort are two rapidly developing community that are located in close proximity of WestPark Centre. A new multi sport community athlete facility is located a few blocks north of WestPark Centre.

The City serves as a primary market centre for the northeast portion of the Metro Edmonton Region. Over 3,400 full time workers are employed by the numerous oil refineries and companies specializing

in related products. This does not include the numerous contract employees that are hired by these major international energy companies that make up the industrial component of the work force.

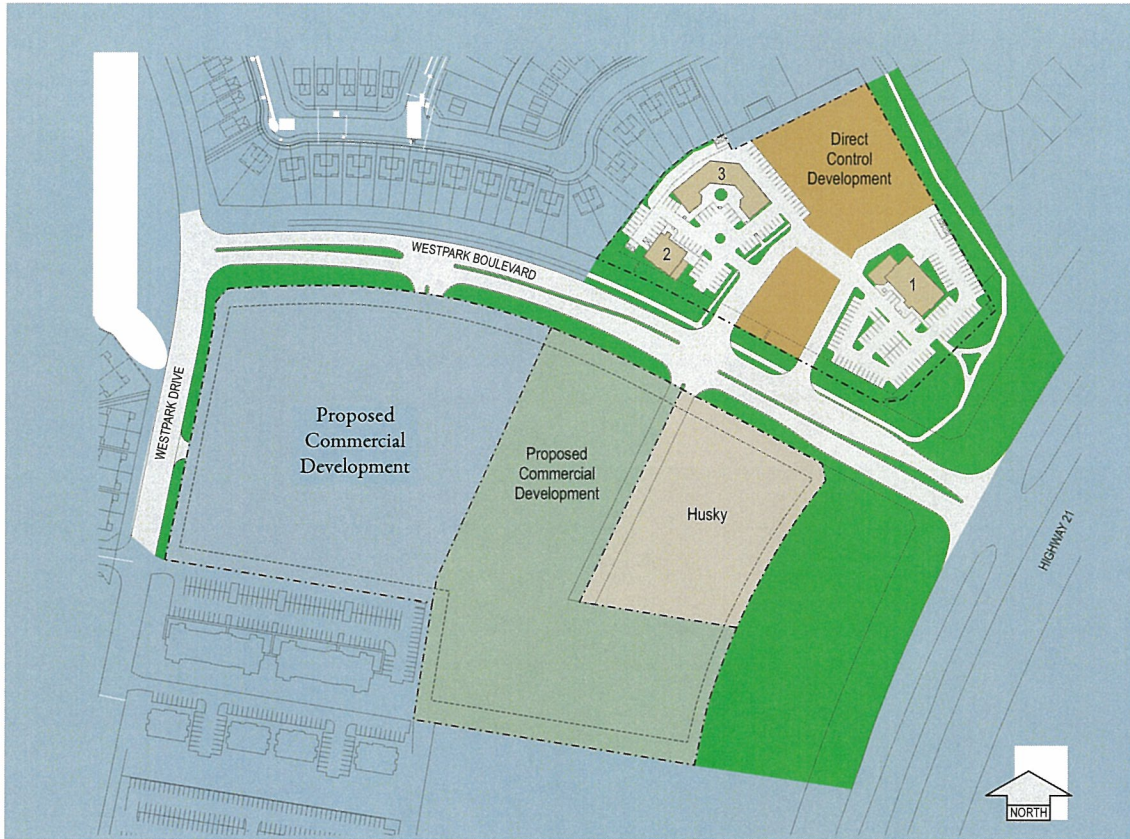
The centre is highly visible to the large number of vehicles travelling along Highway 21 in and out of the City of Fort Saskatchewan. Access off of Highway 21 onto West Park Boulevard is controlled by a traffic light and access to WestPark Centre is off of West Park Boulevard.

The parcel of land located south of WestPark Boulevard houses a Husky service station, carwash, and convenient store. The remaining 12.78 acres is available for large and small format retailers. The parcel of land north of WestPark Boulevard is partially developed with two freestanding restaurants and a fully leased 8,231 square foot multi-tenant retail component. Approximately 2.5 acres of undeveloped land remains for mid and small box retailers.

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Legend - CRU:

- 1. Hair Razors
- 2. Planet Beach
- 3. River City Cigar
- 4. WestPark Liquor
- 5. Dentique
- 6. Wok N'Go
- 7. A-Bundance Bakery
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