

WEST POINT CENTRE



October 2008



West Point Centre has 347,500 square feet of retail space supported by service, restaurants and entertainment offerings. The 35 acre power centre is conveniently located in the heart of the “West Edmonton Power Block”, a dominant shopping area for the mature and developing residential communities which surround the commercial area.

There are four additional design build opportunities available- up to 70,000 square feet of free standing pads, big box retail and in-line CRU space.

West Point Centre South is between 178 Street and 175 Street with east-west thoroughfares of 100 Avenue and 99 Avenue. West Point Centre North is west of 175 Street between Stony Plain Road and 100 Avenue. There are 36,600 vehicles a day along 178 Street, 19,000 vehicles along 100 Avenue and 21,800 along Stony Plain Road. The nearby intersection at

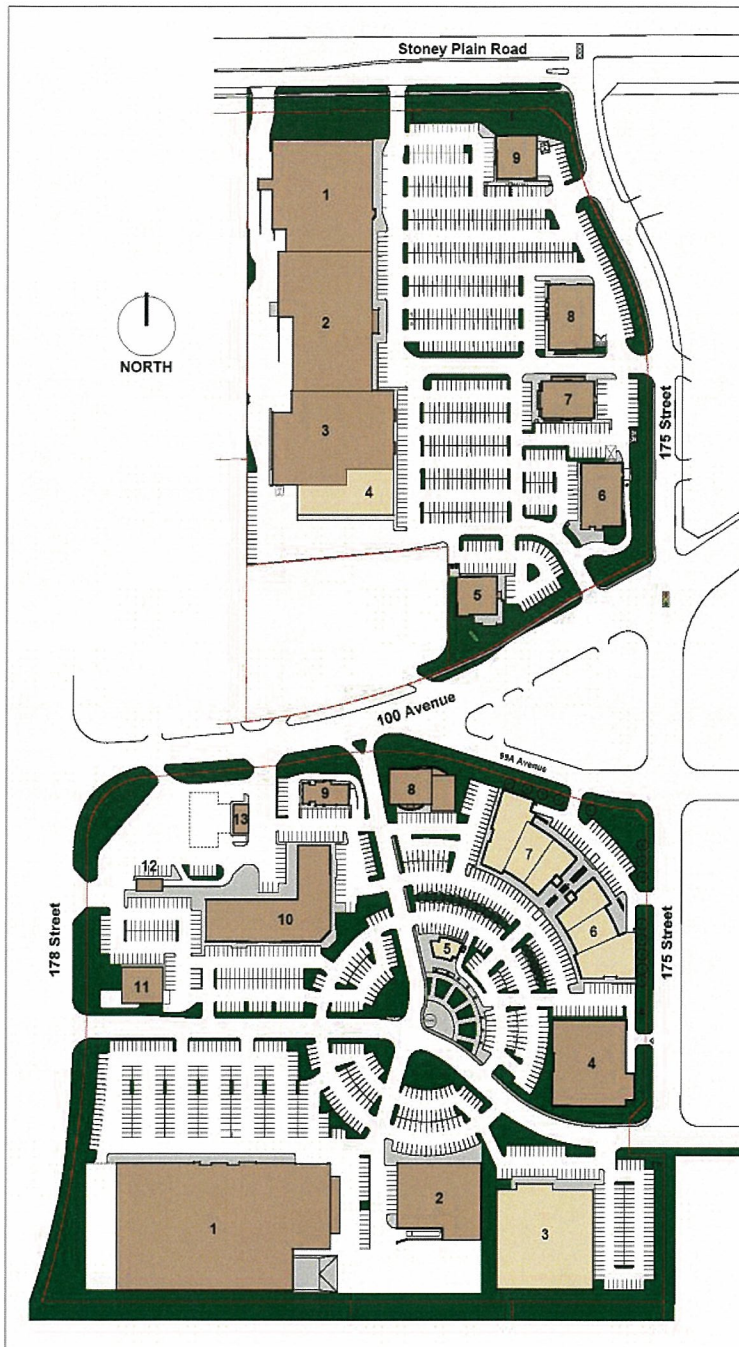
170 Street has 69,200 vehicles per day. West Point Centre’s proximity to the Anthony Henday ring road and the Whitemud Freeway facilitate visits from customers who live outside of the nearby communities. Numerous access points allow for exceptional on-site traffic flow and convenient access and exiting. The on-site parking provides more than 5 parking stalls for every 1,000 square feet of leasable area.

West Point Centre South is anchored by Canadian Tire and West Point Centre North is anchored by Best Buy, Home Outfitters and Designer Depot. Superstore, Home Depot and Rona are immediately to the east across 175 Street. Nearby retailers include Chapters, Toys R Us, Future Shop and Staples. West Edmonton Mall is one mile to the south and Walmart less than a mile to the west.

QUALICO

1200 Energy Square
10109 – 106 Street
Edmonton, Alberta
T5J 3L9 Canada
Tel: (780) 424-7474
Fax: (780) 426-6217
qualicocommercial-edm.com

WEST POINT CENTRE



WEST POINT CENTRE - NORTH

- 1 BEST BUY
- 2 HOME OUTFITTERS
- 3 DESIGNER DEPOT
- 4 - CYCLONE TAYLOR SPORTS
- FOR LEASE - 3,000 sq. ft.
- THE SOURCE SNOWBOARDS
- 5 RIC'S GRILL
- 6 BANK OF MONTREAL
- 7 MOORES CLOTHING FOR MEN
- 8 PIER 1 IMPORTS
- 9 URBAN BARN

WEST POINT CENTRE - SOUTH

- 1 CANADIAN TIRE
- 2 MARK'S WORK WAREHOUSE
- 3 PROPOSED - 33,000 sq.ft.
- 4 SHANK'S ATHELETIC CLUB
- 5 PROPOSED - 1,742 sq.ft.
- 6 PROPOSED - 16,304 sq.ft (4,000 - 8,000)
- 7 PROPOSED - 17,403 sq.ft. (4,000 - 8,000)
- 8 CANADIAN WESTERN BANK
- 9 ARBY'S
- 10 MULTI-TENANT
- 11 KELSEY'S
- 12 ESSO CAR WASH
- 13 ESSO GAS/CONVENIENCE

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