

WESTLAND MARKET MALL

SPRUCE GROVE CENTRE

CREEKSIDE CENTRE

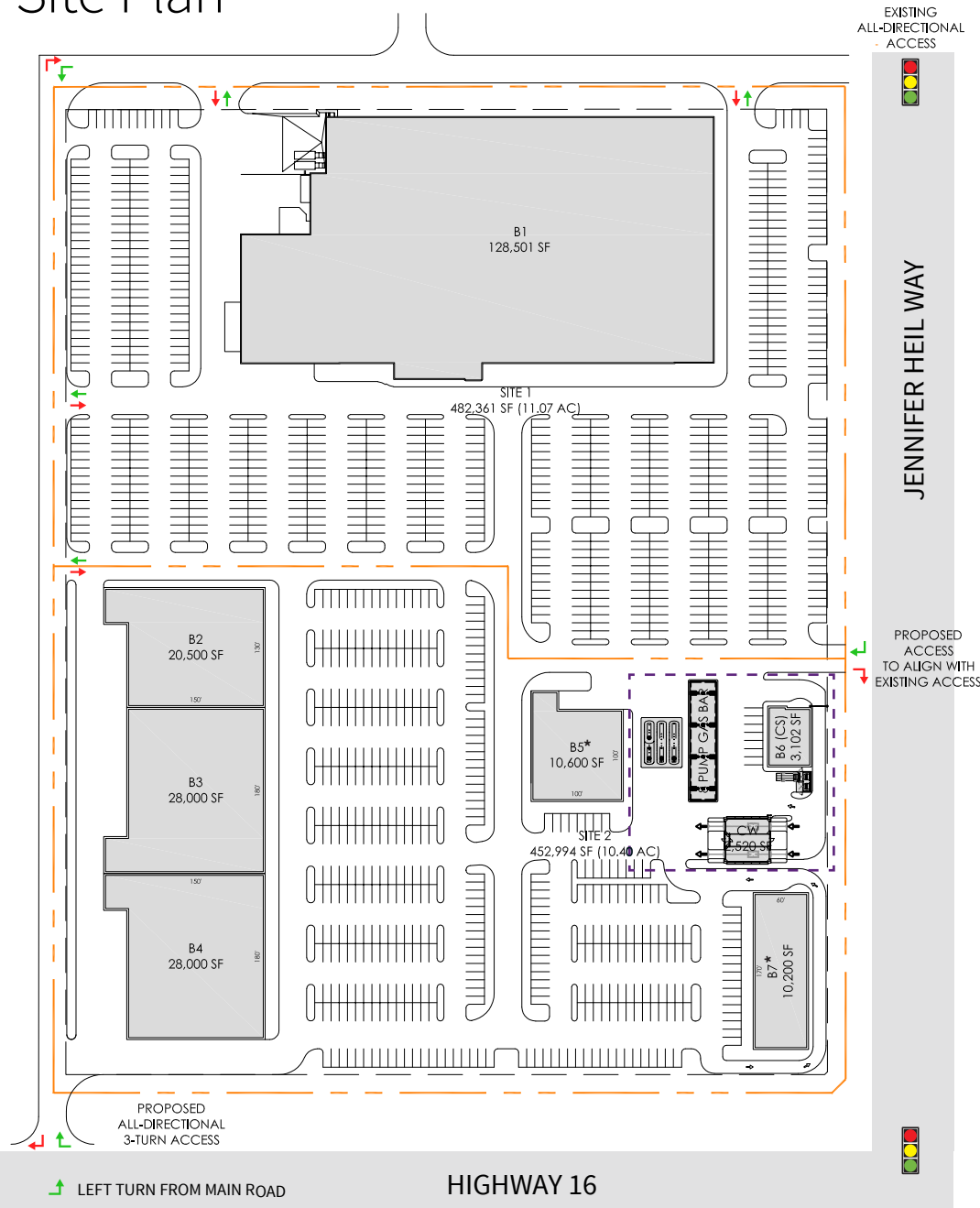

231,500 SF
leasable space

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For Lease

Site Plan



Project Highlight

- The Property has a site area of approximately 21.5 acres with approximately 231,500 Sq. Ft. of leasable area, which will be built in between 2020 and 2022.
- Excellent vista exposure to Highway 16A with convenient main access via a signalized intersection with Jennifer Heil Way.

Location

- This site is located on the northwest corner of Highway 16A & Jennifer Heil Way, Spruce Grove.
- The city of Spruce Grove is located 11km west of Edmonton, and a part of the Edmonton Capital Region and Parkland County.
- At the edge of Spruce Grove and Stony Plain, this new development will cater to a population of over 60,000 people.

Phase 1 (Q1 - 2021)

Potential Unit Sizes

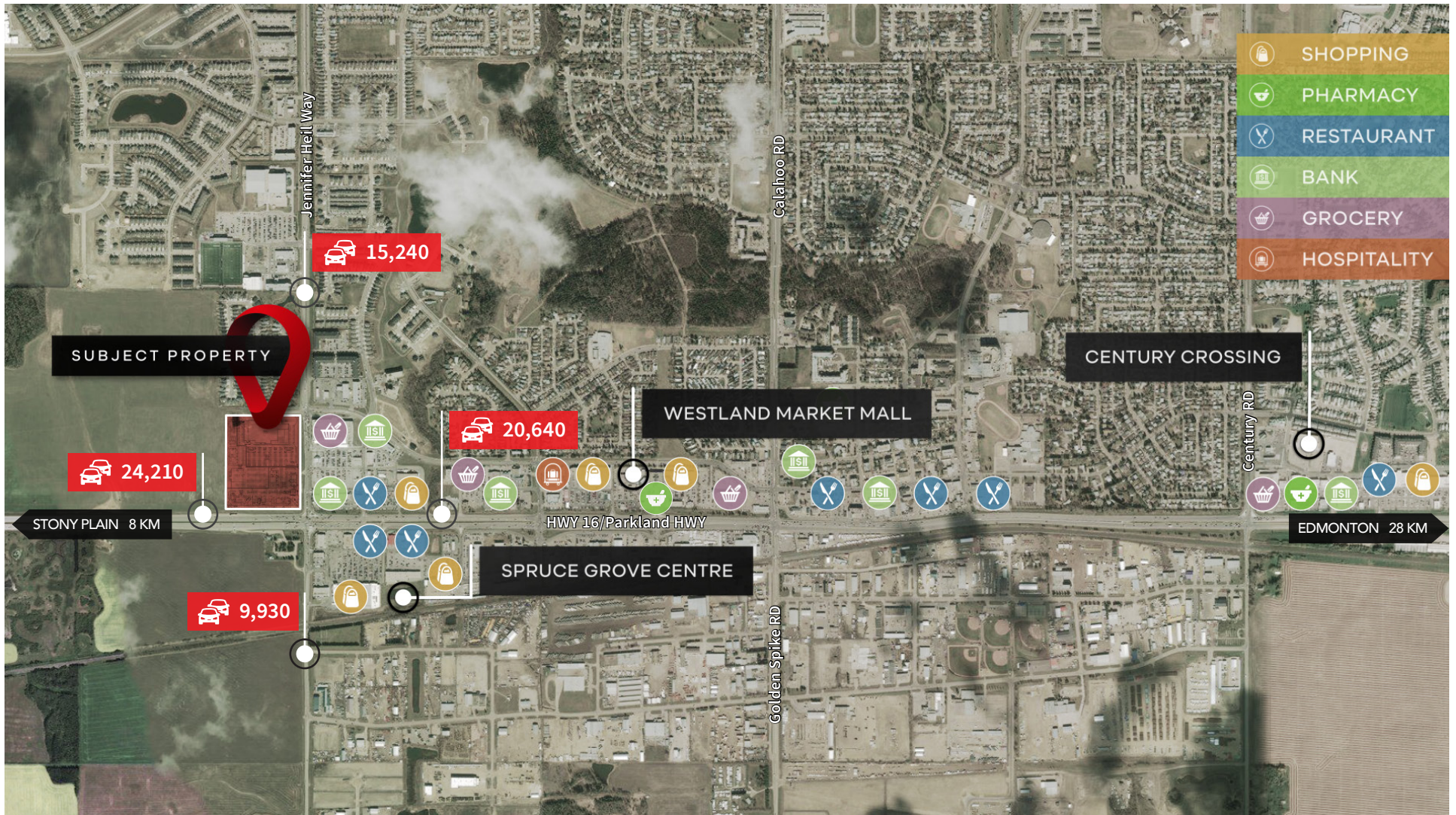
All sizes are in SQ FT

- | | |
|------------------|------------------|
| • B1: 128,501 sf | • B5*: 10,600 sf |
| • B2: 20,500 sf | • B6: 3,102 sf |
| • B3: 28,000 sf | CS 2,978 sf |
| • B4: 28,000 sf | CW 2,520 sf |
| | • B7*: 12,805 sf |

Gas Station Opportunity

Site Plan size, distribution and/or location of CRUs may be subject to change.

*Demiseable



SHOPPING

- Canadian Tire
- Rona
- Penningtons
- Carter's
- Mark's
- Ardene

PHARMACY

- Shoppers DrugMart

RESTAURANT

- The Cheesecake Cafe
- Subway
- Swiss Chalet
- Tim Hortons
- The Canadian Brewhouse

BANK

- RBC Royal Bank
- TD Canada
- BMO Bank of Montreal
- CIBC
- Scotiabank
- ATB Financial

GROCERY

- Walmart Superstore
- Sobey's
- Saveway
- Save on Foods
- Bulk Barn

HOSPITALITY

- Travelodge by Wyndham

Demographics



	Primary	Secondary	Greater
Total Population	60,257	36,311	94,799
Growth Rate (2013 - 2018)	18%	7%	14%
Growth Rate (2018 - 2023)	11%	9%	10%
Total Households	23,057	13,373	35,795
Owned Dwellings	77%	88%	81%
Rented Dwellings	23%	9%	18%
Average Household Income	\$ 124,864	\$ 120,719	\$ 123,474
Median Household Income	\$ 107,353	\$ 99,366	\$ 104,804
Education			
No Certificate, Diploma or Degree	20%	23%	21%
High School Diploma	26%	26%	26%
Bachelor's Degree or Higher	11%	11%	11%
Visible Minority Status			
Not a Visible Minority	91.1%	96.6%	93.1%
Filipino	2.2%	0.5%	1.6%
Black	1.5%	0.8%	1.2%
South Asian	1.5%	0.1%	1.0%
Latin American	0.6%	0.1%	0.5%
Population by Age			
0 - 14	20.5%	18.2%	19.7%
15 - 24	11.6%	11.3%	11.5%
25 - 34	16.4%	10.0%	14.0%
35 - 44	15.8%	13.0%	14.8%
45 - 54	12.0%	15.3%	13.2%
55 - 64	11.2%	16.9%	13.3%
65+	12.6%	15.4%	13.5%
Median Age	35.9	43.1	38.1

HWY 16 and Jennifer Heil Way Spruce Grove, AB

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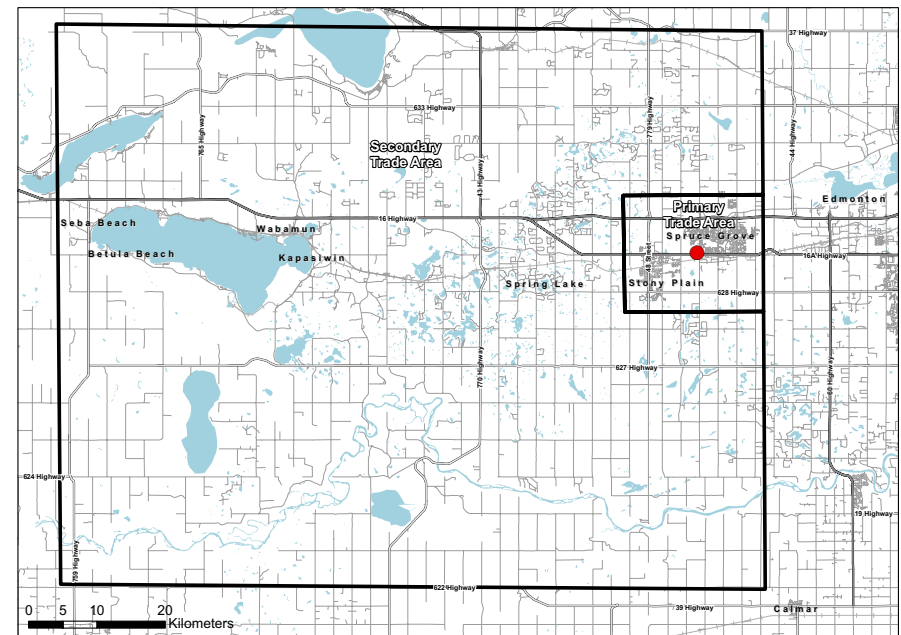
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