

**AVISON
YOUNG**

QUALICO
commercial

west point
CENTRE

RETAIL FOR LEASE



**WEST POINT
CENTRE**

**175 - 178 STREET BETWEEN
99 AVENUE - STONY PLAIN ROAD**

Partnership. Performance.

Property Highlights

- 35 acre, 417,000 sf power centre with pad, big box and CRU options for lease
- Located on one of the major arterials, 100 Avenue (26,700 VPD), entering the city from the west
- Prominently situated near the heart of the west Edmonton retail trade node and offering quick access to Anthony Henday Drive, Edmonton's ring road
- Site is anchored by Canadian Tire, Best Buy, Home Outfitters and Mark's Work Wearhouse



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West Point Centre

Statistics



\$106,026
AVERAGE HOUSEHOLD
INCOME



Traffic Counts

24,500 VPD - 100 AVENUE
23,100 VPD - STONY PLAIN ROAD
31,000 VPD - 178 STREET



128,092
PRIMARY TRADE AREA
(WITHIN 5 KM RADIUS)



South Site Renderings



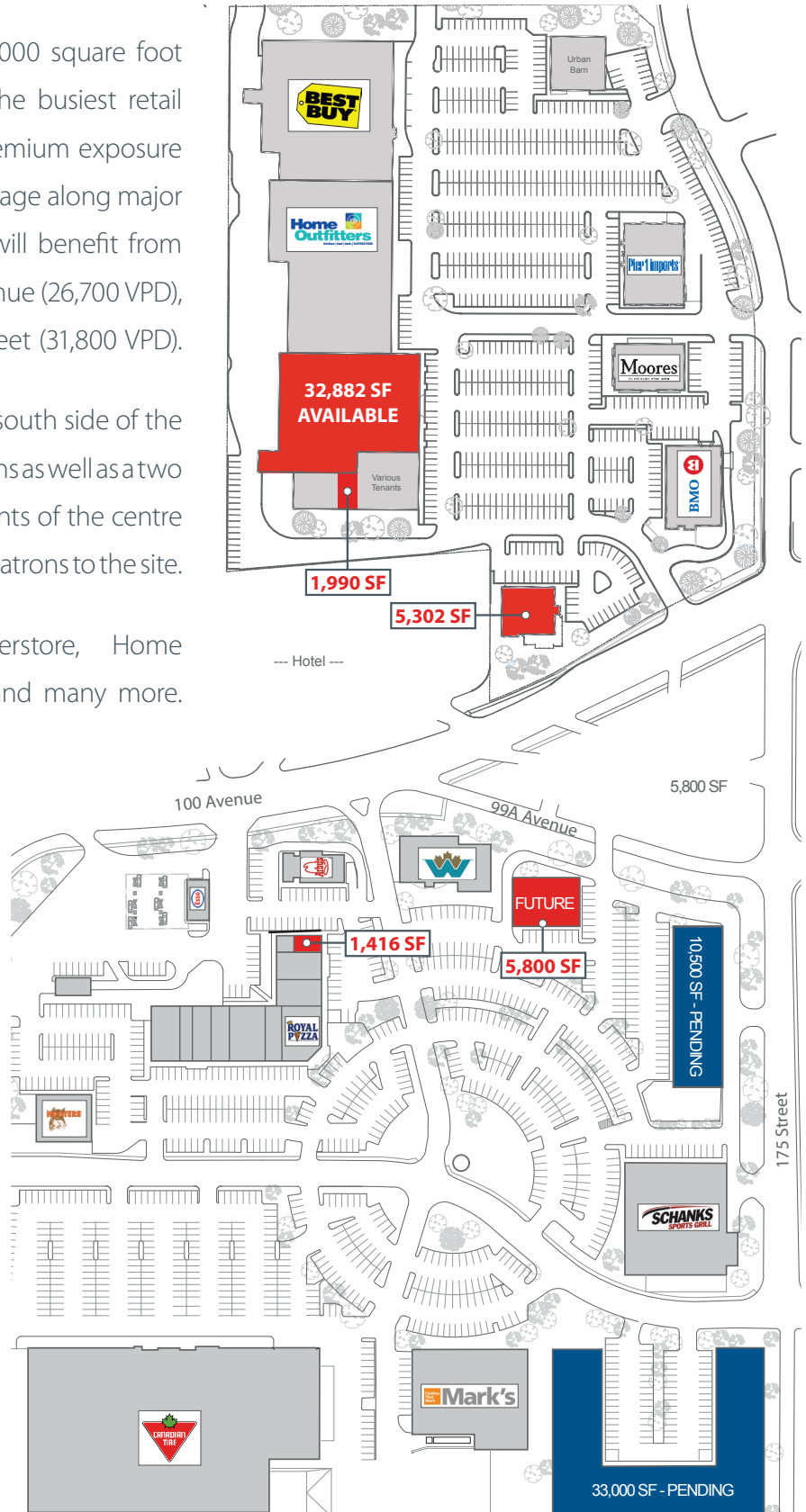
Overview

West Point Centre is a high traffic, 417,000 square foot power centre in the heart of one of the busiest retail nodes in Edmonton. This site allows premium exposure to it's tenants with prominent pylon signage along major arterial roadways. Tenants of the site will benefit from the high volume of traffic along 100 Avenue (26,700 VPD), Stony Plain Road (30,000 VPD) & 178 Street (31,800 VPD).

The new development planned for the south side of the site will create additional CRU & PAD options as well as a two storey professional centre. National tenants of the centre create a continuous draw of reoccurring patrons to the site.

Neighboring tenants include Superstore, Home Depot, Chapters, Toys "R" Us, Staples and many more.

Site Plan



Location



For more information, please contact:

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