

WEST OAKS MALL
Abbotsford, BC

LOCATION:

32650 – 32700 South Fraser Way, Abbotsford, BC

MAJOR INTERSECTION:

South Fraser Way and Gladwin Road

TYPE:

Open Power Centre/Partial Enclosed Centre (grocery anchored)

RENOVATION/REDEVELOPMENT:

2002

TOTAL GLA:

265,138 square feet

MAJOR TENANTS:

Save-On-Foods	66,740 square feet
London Drugs	27,298 square feet
Bed, Bath & Beyond	27,696 square feet
Michaels	22,127 square feet
Party City	12,321 square feet
Pier 1	10,100 square feet
Atmosphere	8,382 square feet
Sleep Country Canada	7,207 square feet

ANCILLARY:

66,279 square feet (26 stores and services)

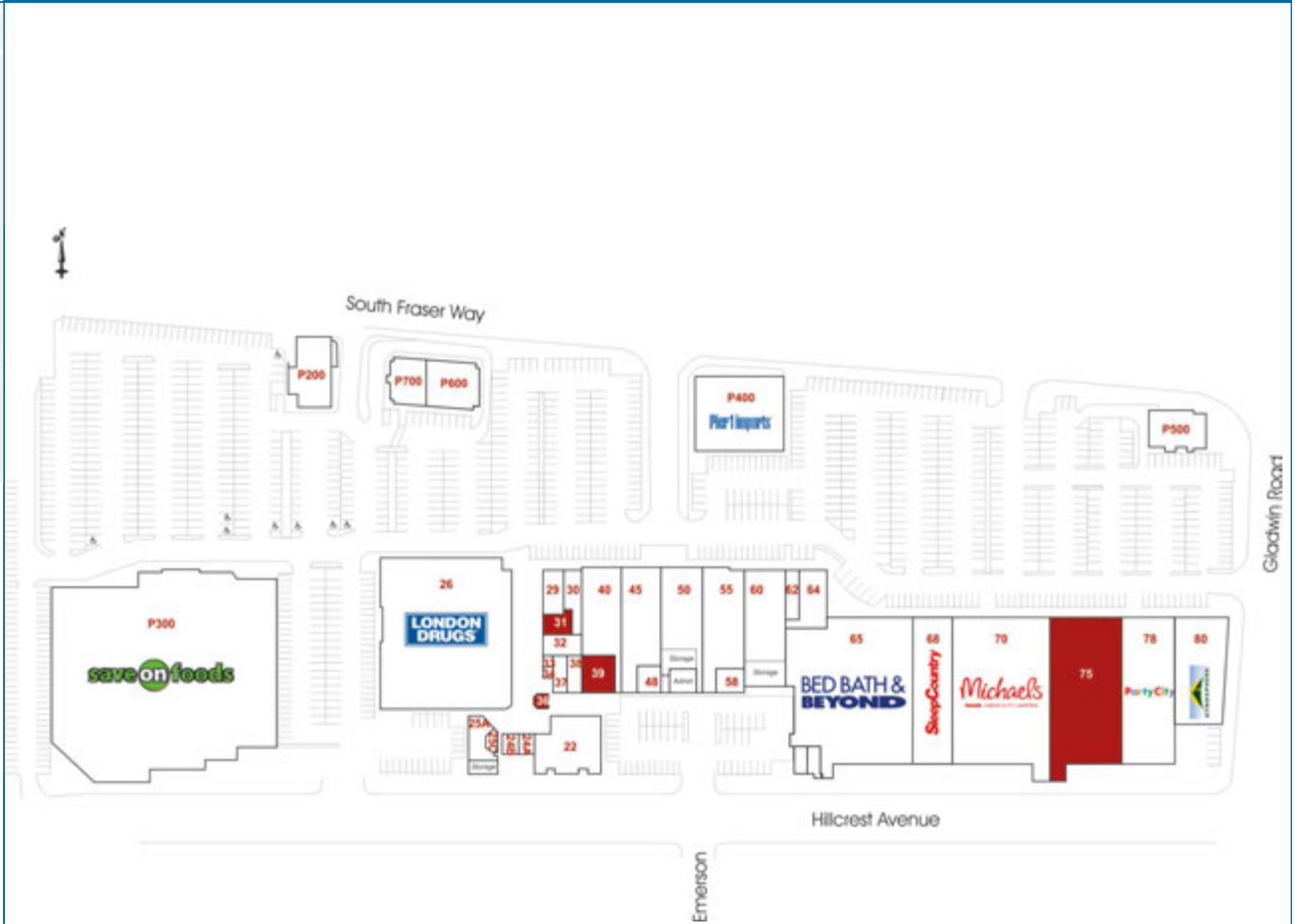
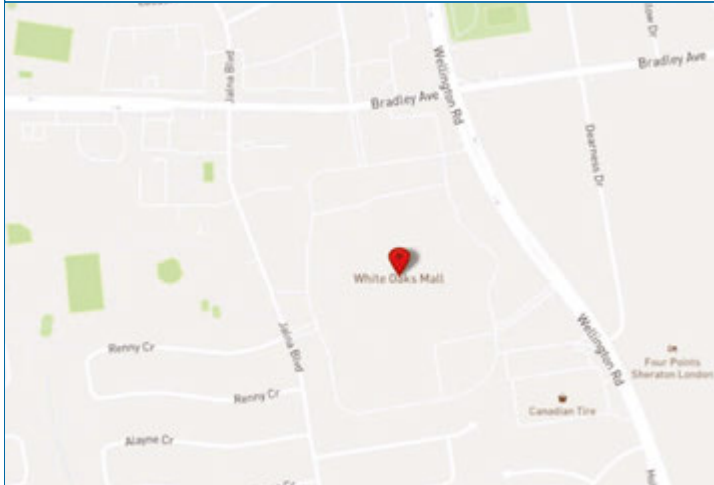
DEMOGRAPHICS (2022 PROJECTIONS):

	3 km	5 km	15 km
Total Population	73,180	114,541	214,837
Total Households	27,698	40,136	73,298
Average Household Income	\$87,297	\$98,984	\$112,870



MARKET SUMMARY:

West Oaks Mall is located at the centre of retail activity in the City of Abbotsford boasting some 1,400 lineal feet frontage along South Fraser Way. The power centre’s dominant retail destinations are Save On Foods, London Drugs, Bed Bath & Beyond, Sleep Country, Michaels, Atmosphere, Starbucks, Tim Hortons, Prospera Credit Union, Reitmans, Penningtons, Moores Clothing for Men and Pier 1. These retailers ensure West Oaks Mall’s position as a strong retail destination.



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
P200	Pizza Hut	3,735	45	Penningtons	7,005
P300	Save-On-Foods	66,740	48	Young Drivers of Canada	1,109
P400	Pier 1	10,100	50	Moore's Clothing for Men	5,525
P500	Tim Hortons	3,205	55	Reitmans	6,492
P600	BCAA	3,456	58	Express Eau	844
P700	Carls Jr.	2,573	60	Carters/Osh Kosh	5,643
22	Pet Lovers	5,512	62	Steve's Poké Bar (Coming Soon)	998
24A	Sticky Buns & More	467	64	Nando's Chicken	2,547
24B	Kami Sushi	503	65	Bed, Bath & Beyond	27,696
25A	East West Dental Clinic	1,328	68	Sleep Country Canada	7,207
25C	Mike's Shoe Repair	280	70	Michaels	22,127
26	London Drugs	27,298	75	Available	15,603
29	Starbucks	1,386	78	Party City	12,321
30	Snore MD	1,474	80	Atmosphere	8,382
31	Available	933			
32	Herbs and Health	1,268			
33	Quartz Jewellers	170			
34	Sheffield & Sons	198			
36	Available	214			
37	V's Nail Salon	482			
38	Ed's Hair Styling	924			
39	Available	2,072			
40	Prospera Credit Union	5,646			

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

BENTALLGREENOAK (CANADA) LIMITED PARTNERSHIP

Suite 1800, 1055 Dunsmuir St., Four Bentall Centre
P.O. Box 49001, Vancouver, BC V7X 1B1
Fax: 604.661.5055 Web: www.bentallgreenoak.com

LEASING CONTACTS:

SHANE EPP 604-646-2845
shane.epp@bentallgreenoak.com
CHRISTINA HALL 604-661-5614
christina.hall@bentallgreenoak.com