

FOR LEASE

Westland Plaza Shopping Centre

Units 8a, 8b & 8c - 18 Southridge Drive
Okotoks, AB



HIGHLIGHTS

- High quality retail development in Okotoks located near the center of town.
- 1,000 sq.ft. to 1,400 sq.ft. units available
- Excellent exposure / direct access to Southridge Drive (2A Highway). 35,000 vehicles per day.
- Located near a wide range of amenities and services.
- Key tenants of the plaza include: Tim Hortons, Wendy's, The Cash Store, Great Clips, and Amato Gelato.

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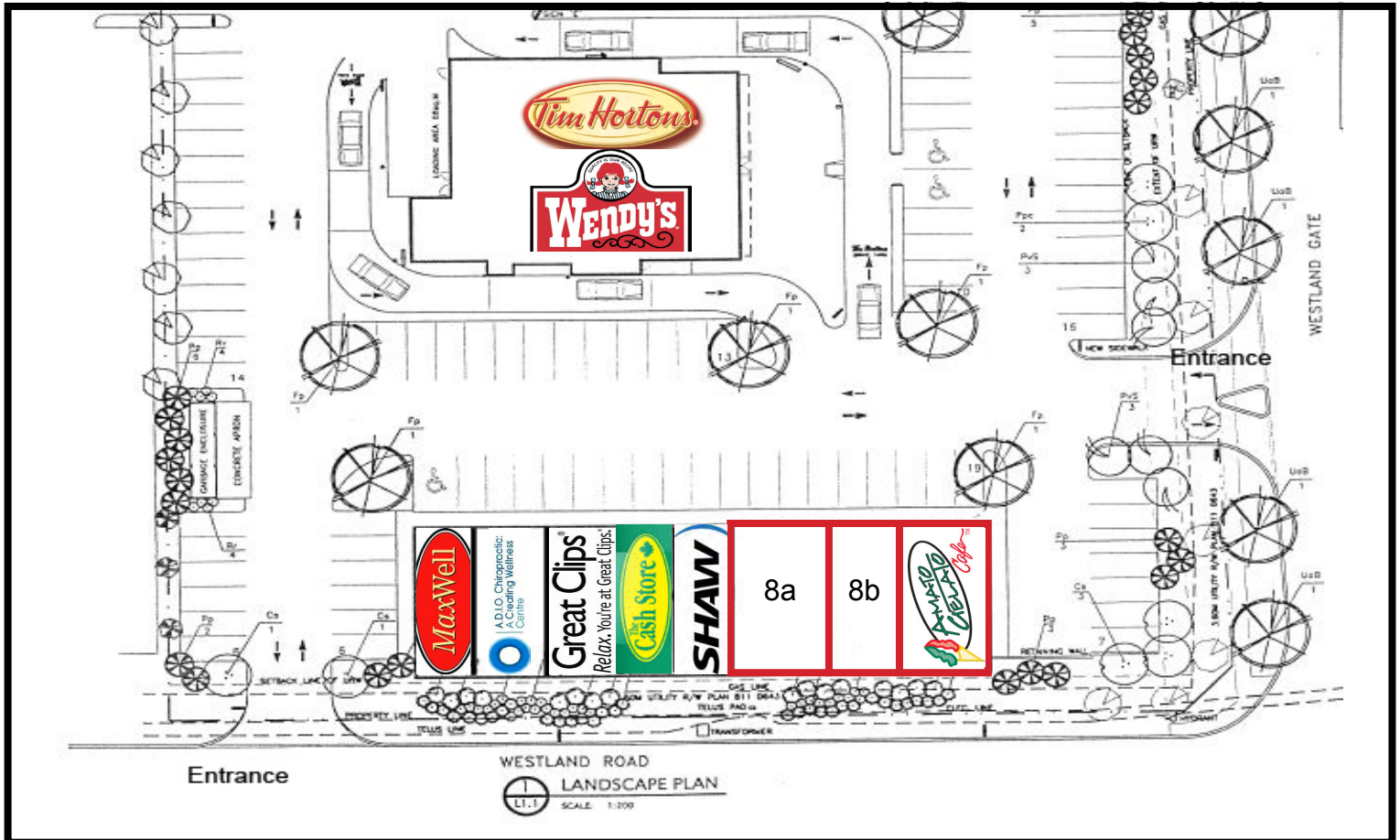
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AVAILABLE SPACE

Unit	Sq. Ft.	Availability
8a	1,300 – 1,400	Feb 01, 2012
8b	1,000 – 1,100	Feb 01, 2012
8c	1,200	LEASED

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PROPERTY DESCRIPTION

District:	Okotoks
Retail area:	Unit 8a: 1,300-1,400 sqft Unit 8b: 1,000-1,100 sqft Unit 8c: 1,200 sqft - LEASED
Rental Rate:	Market
Available:	Feb 01, 2012
Op. Costs:	\$10.77 psf (2012 estimate)
Parking:	115 stalls

OKOTOKS FACTS

Okotoks was the second fastest growing mid size urban centre in Canada from 2001-2006 (46% growth rate since from 2001-2006).

Okotoks population is 23,201 residents (2010 Municipal Census), with a trade area of 85,000 people.

Okotoks prides itself on being a "green" town, with a focus on self sustainability.

8% population growth for both 2007 and 2008, 8.4% in 2009 and 6.97% in 2010.

LOCATION MAP



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