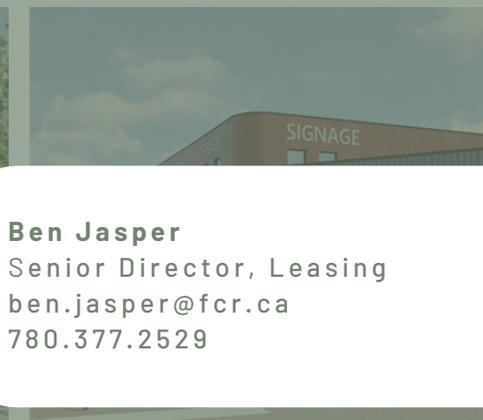


# THE **NEW** VISION



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\*All proposed designs, renderings and renovations are subject to change

# About the Location

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Westmount Shopping Centre is situated on the border of the affluent Westmount and Glenora neighbourhoods. The centre is anchored by major retailers such as Home Depot, Safeway, and Dollarama and is conveniently located adjacent to the new Coronation Recreation facility, Peter Hemmingway Pool, Telus World of Science, Edmonton Public Library, and Ross Sheppard High School.

The area is home to 169,000 people in a 5km radius and has a variety of amenities within easy walking distance, including the Westmount Transit Centre, recreational centres, parks, schools, and other major businesses, making it the ideal location for a new or expanding business.



# Demographics & Key Features



Population (5km)  
166,000



Walk Score  
89



Household Income (5km)  
\$93,000



Bike Score  
71



Households (5km)  
75,000



Transit Score  
63



Nearest Bus lines  
**Westmount Transit Centre**  
Within 200m

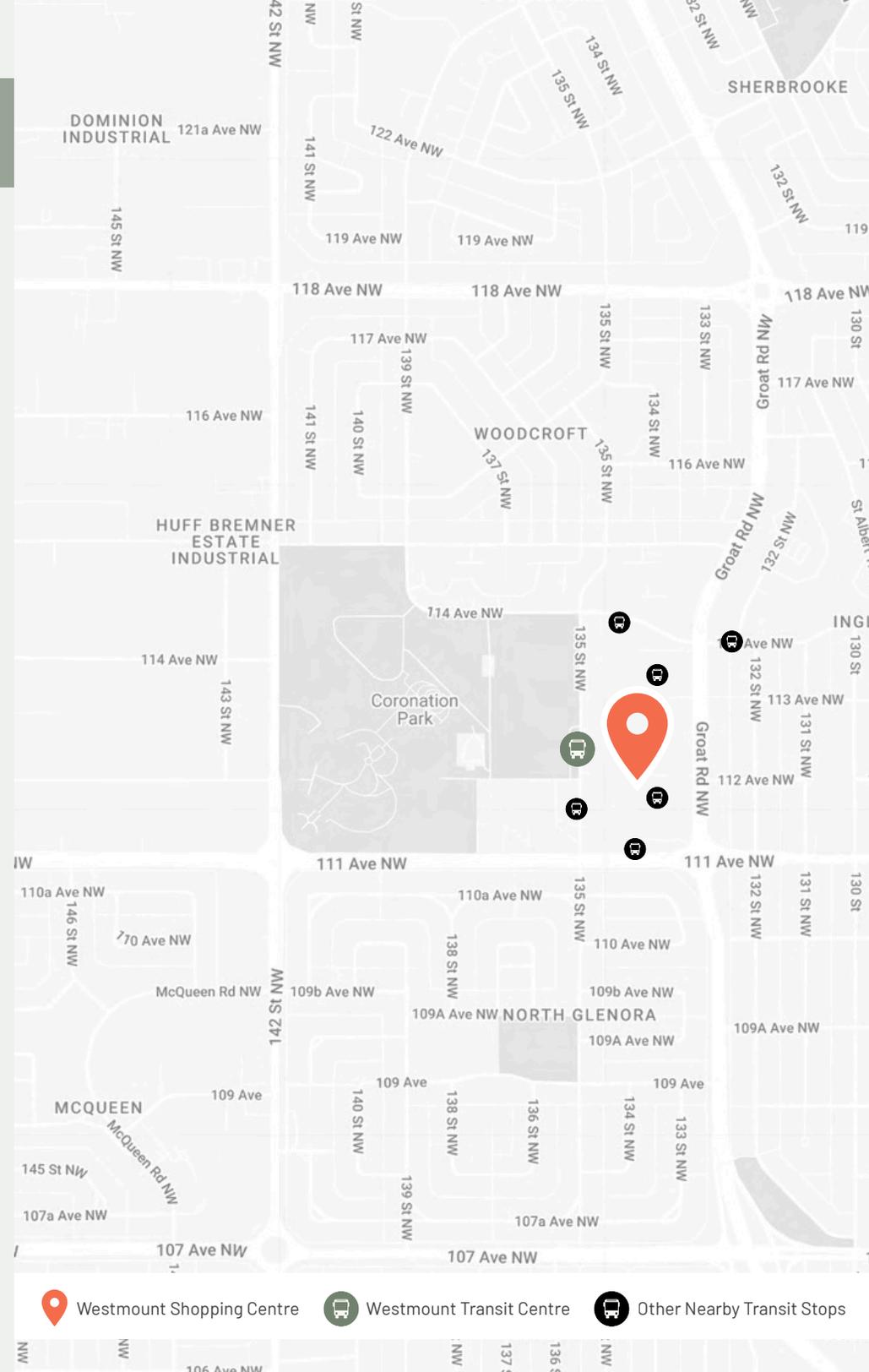


Nearest Rail line  
**NAIT Blatchford Market Station**  
4km

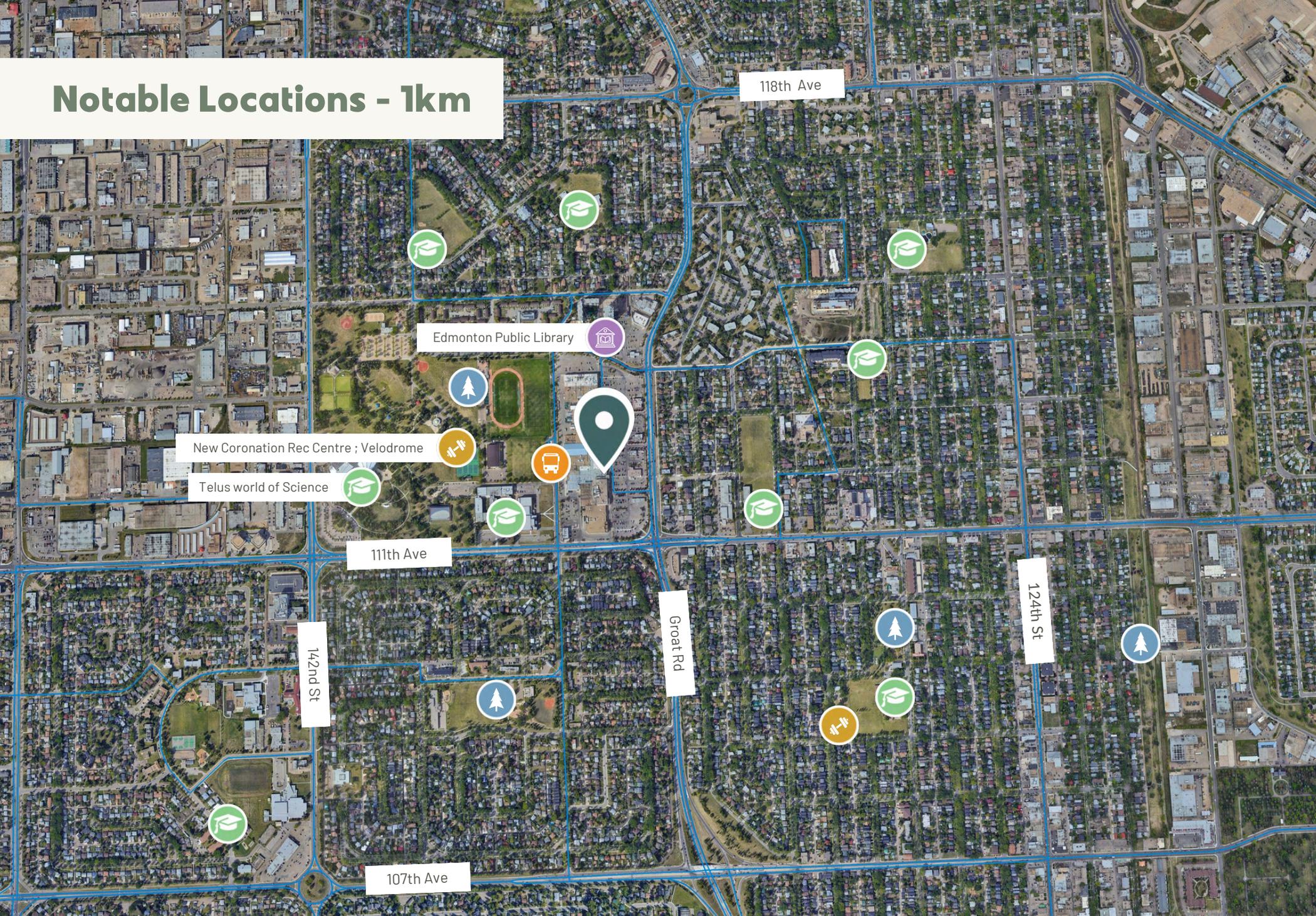
- Walking distance to Westmount Transit Centre
- Adjacent to Coronation Park Sports and Recreation centre
- On-site parking & Public transit
- Walking distance to multiple green spaces and parks
- Over 6 schools within 3km
- 5km to downtown Edmonton

## Top 3 Occupations - 3km radius

1. Sales and Service
2. Trades, transport and equipment operators
3. Business, finance and administration



# Notable Locations - 1km



Edmonton Public Library

New Coronation Rec Centre ; Velodrome

Telus world of Science

111th Ave

142nd St

Groat Rd

124th St

107th Ave



Library



Fitness and Wellness



Parks



Schools



Westmount Transit Centre



Transit Lines

# Westmount Revitalization

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This redevelopment project aims to enhance the existing site by creating new exterior access, upgrading the facade and introducing a new connector, which will enhance visibility and improve accessibility. New tenants will benefit from the increased visibility and proximity to the bus station, high school, park, and community recreation center. The revitalization includes the development of multiple new spaces, ranging from 1,200 to 25,000 square feet.

In addition to the new units and improved exterior access, the project will feature a new parking area and entrance to the gym, making it more convenient and accessible for visitors. Overall, this renovation will significantly enhance the shopping experience at the centre, making it the ideal place for the community to shop. First Capital is dedicated to contributing to the growth and revitalization of the Westmount community.

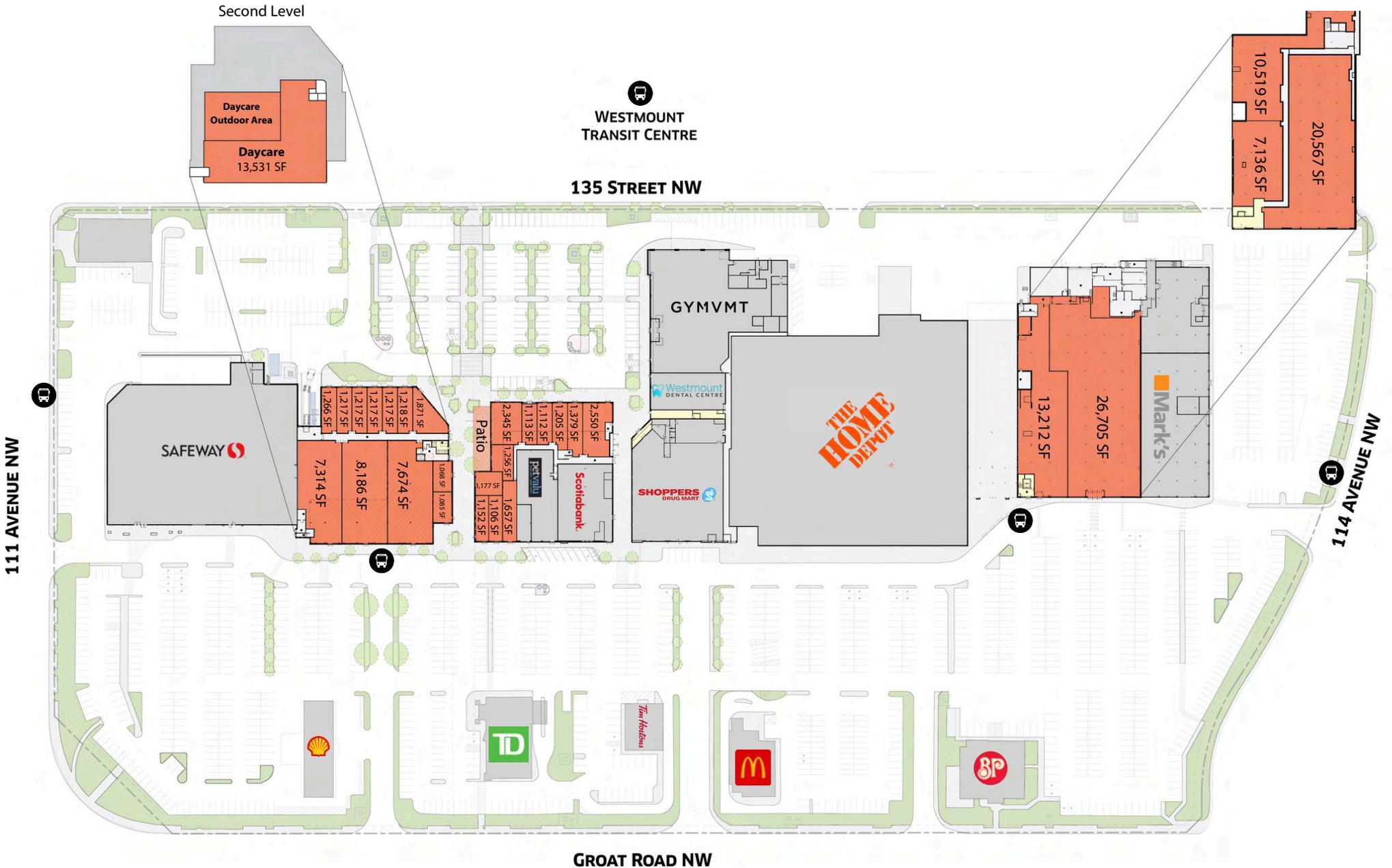
## Highlights

- Opportunity for retail, QSR, service tenants
- New west facing retail with dedicated parking pool
- Increased walkability connecting West and East retail units
- Second floor daycare opportunity
- Opportunities from 1,200 sf to 25,000 sf
- Façade upgrades to existing exterior tenants
- **Construction timeline 2026-2027**



# The New Vision

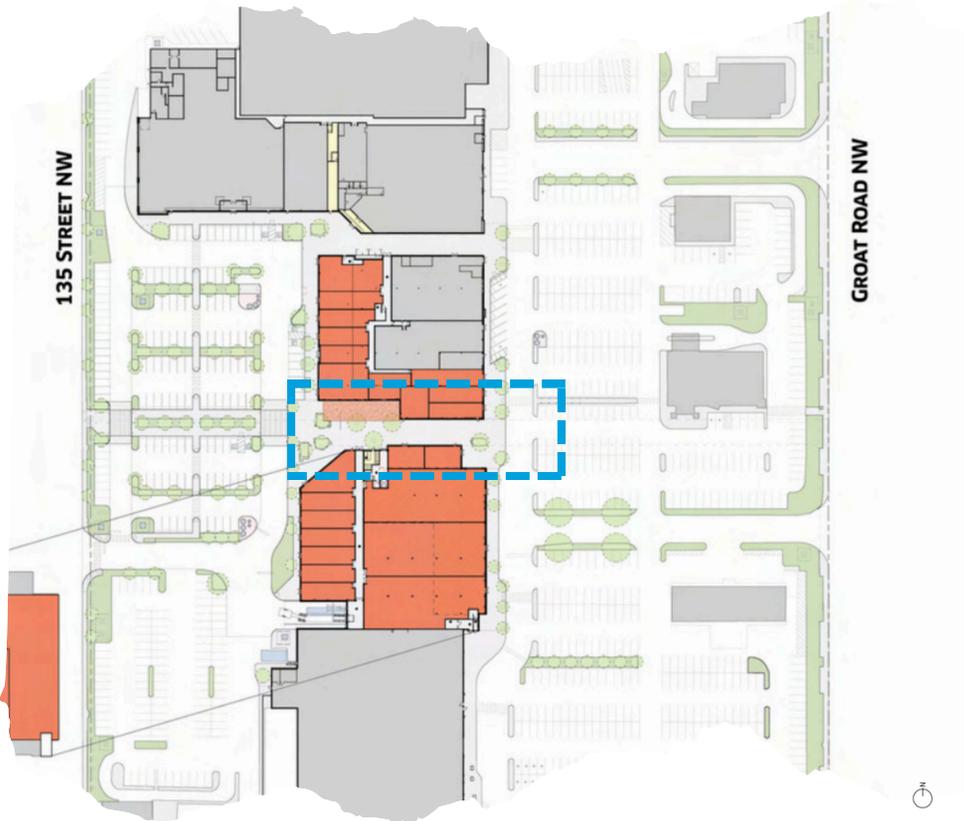
■ New Leasable Area    ■ Existing



# "The Porch" - Breezeway

We're not just building physical spaces; we're fostering social connections. We are connecting residential areas to community spaces, bridging the gap between residents and visitors, tenants and customers. Creating a seamless connection between the East and West sides of the centre.

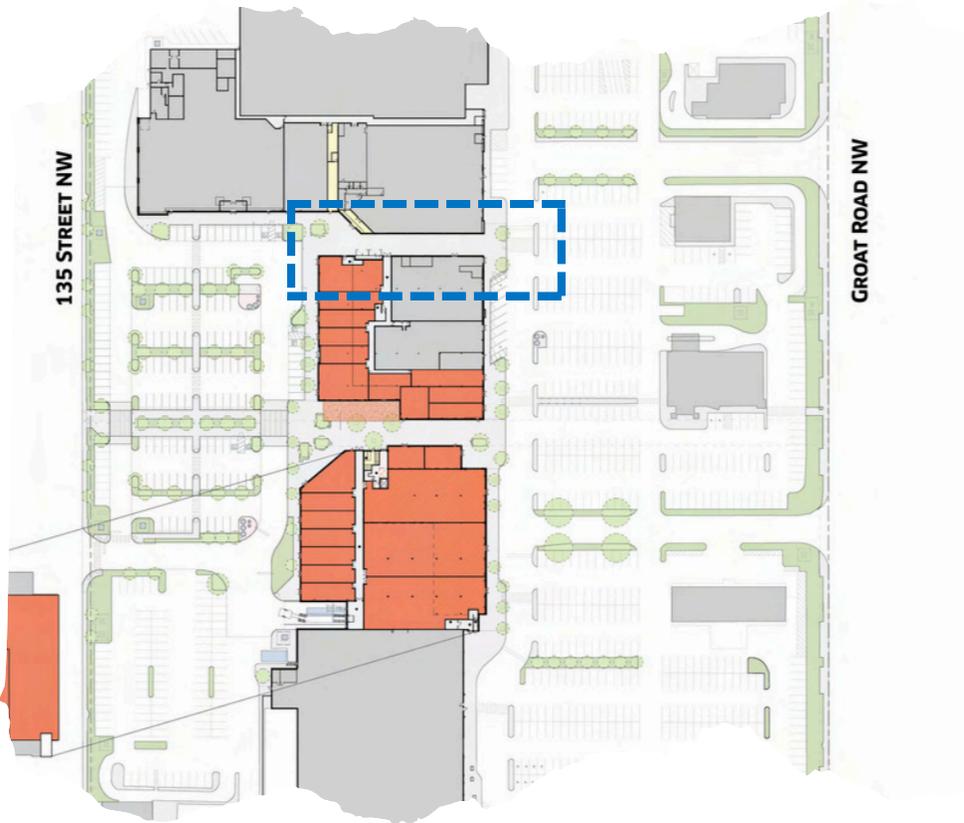
- Art murals
- public seating
- patios
- new restaurant spaces



# Westmount Lane

Like the “the Porch” this pathway seamlessly connects the two sides of the centre, allowing you to easily experience everything it offers. Westmount Lane will be a second hub to help visitors conveniently run errands or find what’s new.

- Art and murals
- Public pop-ups and activations



# The East Gateway

The East side of this renovation will transform the centre into a dynamic mix of spaces with a new modern design. The new design will bring a main street style to the East frontages, incorporating unique styles to each unit.

## Key features:

- Retail Canopies
- Diverse mix of storefront designs
- Modern landscape design
- Updated lighting
- Variety of signage options
- Updated parking, and new wider sidewalks for better access

## Availabilities

- QSR
- End Cap restaurant opportunity
- Big Box & small format retail

1,100 SF - 23,000 SF



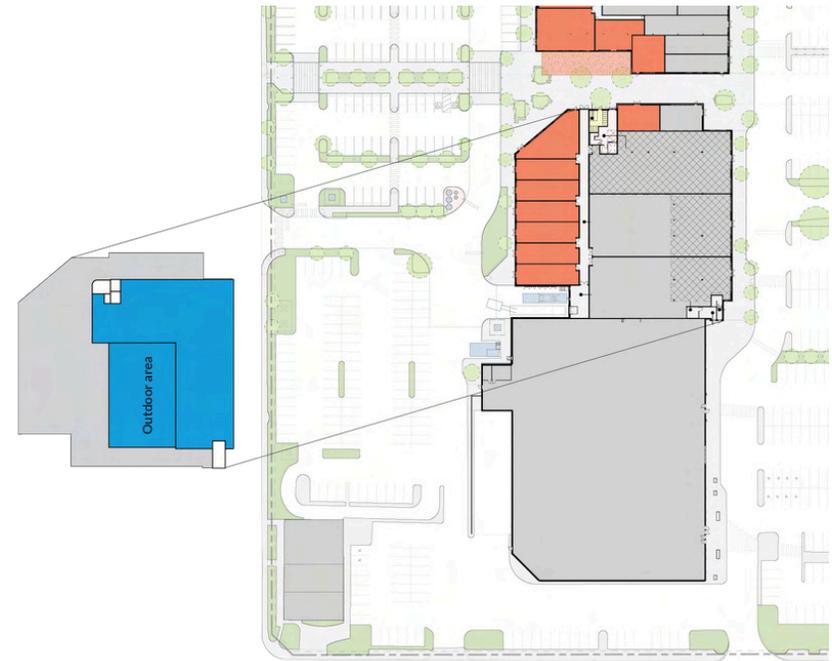
# Second Floor Daycare Space

This second-floor 13,400 SF space is designed to be a dedicated Daycare space. This brand new unit will provide a daycare the privacy needed to operate a child care service while still being connected to a thriving property and community.

## Key features:

- Private second-floor Space
- Dedicated Outdoor area
- Modern design
- Connected to a variety of retailers
- Easily accessible

13,500 SF



111 AVENUE NW



# The West Gateway

The west side of the center will feature brand-new storefronts with a more simplified modern design, which will complement the east side. This transformation turns a previously low-visibility area into a vibrant gateway. It not only connects seamlessly to the east side through the connector but also creates a welcoming experience that links the centre to a variety of community amenities located adjacent to the west side.

## Key features:

- Retail Canopies
- More traditional simple storefront design
- Modern landscape design
- Updated lighting
- Variety of signage options

## Availabilities

- Retail
- QSR
- Coffee Shop
- Breakfast
- Brewery

1,000 SF - 10,500 SF



# North Point

Once home to a big-box retailer, the North side of the centre is now being reimagined to better integrate into the overall renovation of the centre. The North side will bring new large-format retail opportunities and second-floor office spaces. These new spaces will include large frontages and strong visibility along Groat Road.

## Key features:

- Multiple signage opportunities
- Modern storefront design
- Modern landscape design
- Updated lighting

## Availabilities

- Large-format retail
- Office

7,000 SF - 26,700 SF



East Side



West Side

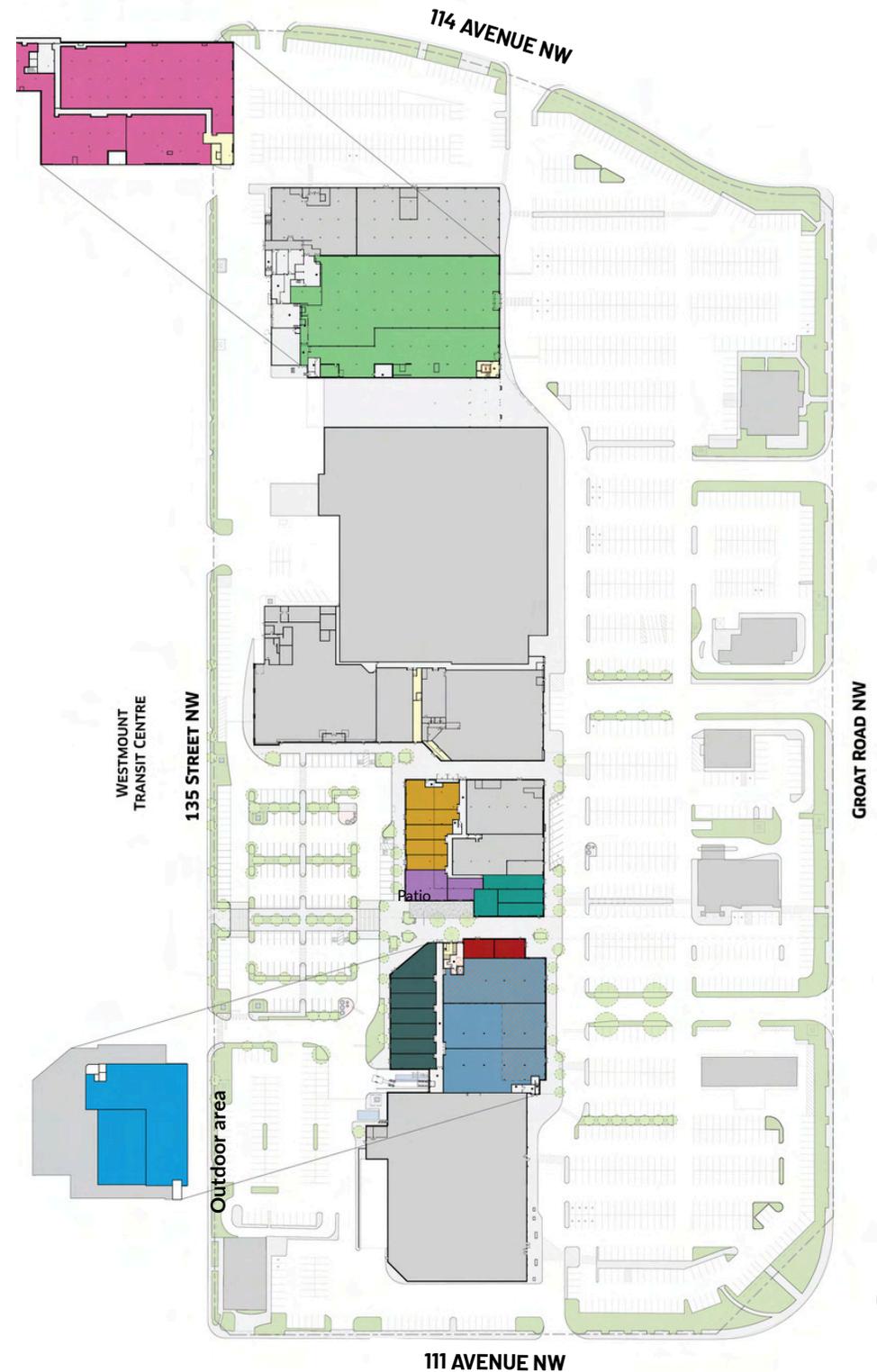


# Leasing Opportunities

Size (sf)	Ideal Use
2,100 - 10,500 SF	Retail, QSR, Service, Medical
11,000 - 23,000 SF	Big Box Retail
1,100 - 2,300 SF	Retail, QSR, Service
12,000 - 3,300 SF	QSR, Restaurant with patio
1,059 - 7,600	Retail, QSR, Service
1,060 - 5,100 SF	Retail, QSR, Service
12,500 SF	Daycare
13,000 - 26,700 SF	Large-Format- Retail
7,000 - 20,500 SF	Office

## Specific Uses

- Coffee
- Breakfast
- Brewery
- Full Service Restaurant - with patio
- Large-format Retailers
- Daycare - with outdoor space
- Office



# Westmount

SHOPPING CENTRE



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