

FOR LEASE

Oxford Park Centre

SWC of 153 Avenue & 127 Street, Edmonton, AB

JOIN **save on foods**



PROPERTY FACTS & FEATURES

- Join SAVE-ON-FOODS in this new shopping centre opening in 2008
- Pads and CRU from 1,000 square feet available for lease
- 25,000+ people (2005) within a 1 mile radius and still growing
- 40,000 vehicles per day pass the site along 127 Street
- 20,000 vehicles per day pass the site along 153 Avenue
- The site is served by way of 2 all-directional accesses and 1 right-in/right-out
- Abundant parking with more than 4.5 parking stalls/1,000 square feet of retail space



PH: 780 420 1177
FAX: 780 424 9780
Suite 2300, Sun Life Place
10123 99 Street
Edmonton, AB T5J 3H1

FOR LEASE

Oxford Park Centre

SWC of 153 Avenue & 127 Street, Edmonton, AB

SITE PLAN



FOR LEASE

Oxford Park Centre

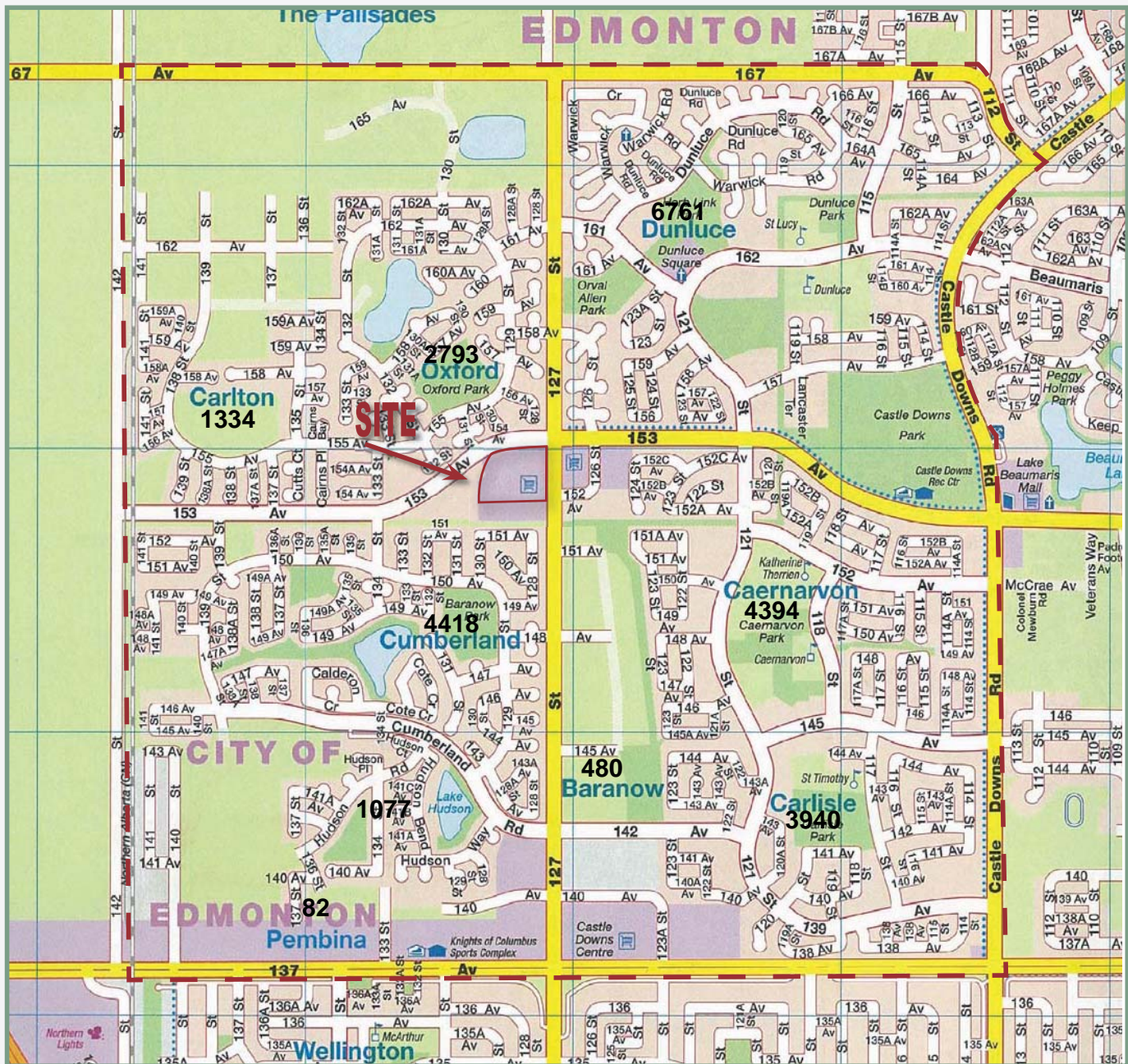
SWC of 153 Avenue & 127 Street, Edmonton, AB

MAP

Palisades Area

NW Edmonton

January 24th, 2007



2005 Population = 25,279 people within a one mile radius

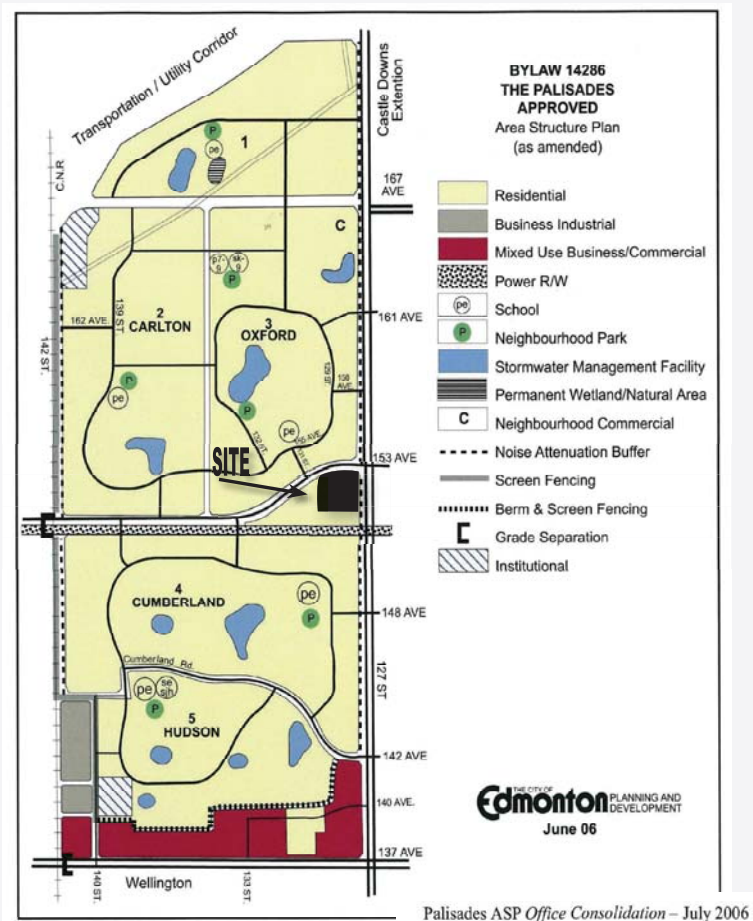
FOR LEASE

Oxford Park Centre

SWC of 153 Avenue & 127 Street, Edmonton, AB

FUTURE GROWTH

NEIGHBOURHOOD	2001 Population	2005 Spring Municipal Census Population	Projected Build out per Neighbourhood Structure Plan	Bylaw # and Date
The Palisades (Nbhd #1)				No nsp available
Carlton (Nbhd #2)		1,334	5,483	Bylaw #13580
Oxford (Nbhd #3)		2,793	3,754	Bylaw # 12211 Feb. 8-00
Cumberland (Nbhd # 4)		4,418	6,465	Bylaw #12528
Hudson (Nbhd # 5)		1,077	3,018	Bylaw # 13352
Pembina (Nbhd# 6)		82	# not available	No nsp available
GRAND TOTAL	2,183	9,704	22,550	Palisades Bylaw #14286 ASP



For more information and inspection please contact:

NEIL CALHOUN
Partner
(780) 917 - 8329
Neil.Calhoun@cwedm.com



PH: 780 420 1177
FAX: 780 424 9780
Suite 2300, Sun Life Place
10123 99 Street
Edmonton, AB T5J 3H1

For more information on all our listings visit our Web site at www.cwedm.com

This sales package contains information that has been obtained from third parties, and is believed to be correct, but does not form part of any present or future contract. This property may be withdrawn from the market at any time without notice. Any reproduction in whole or in part, without the express consent of CW Edmonton Inc., is strictly prohibited. June 11, 2008