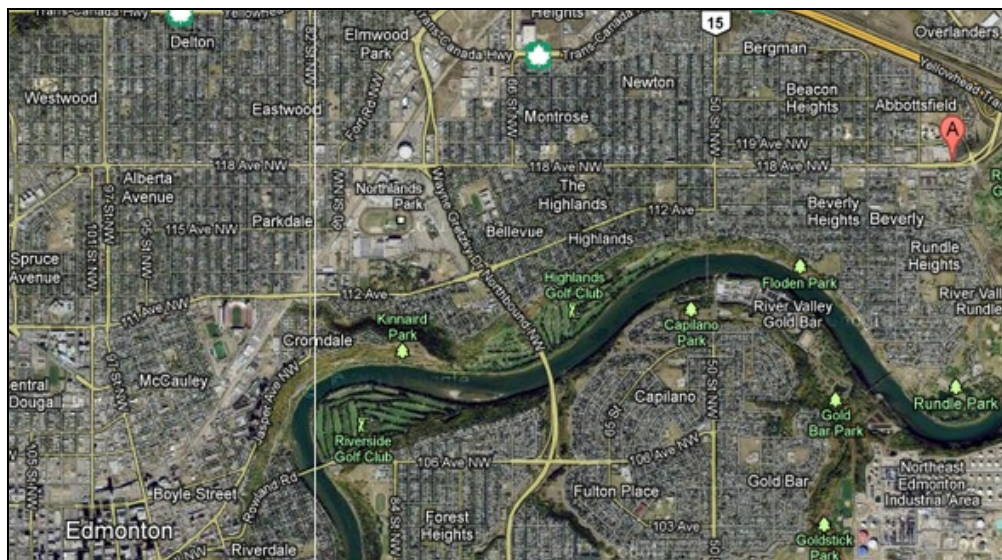


# ABBOTTSFIELD SHOPPERS MALL

3210-118 Avenue, Edmonton, Alberta

**GLA / Site Area:** 184,548 s.f / 14.24 acres  
**Major Tenants:** Walmart (to open mid 2012), Safeway, Scotia Bank  
**Parking:** Approximately 925 stalls

- **Strathallen is pleased to announce Walmart has assumed the Zellers lease**
- **Redevelopment opportunities exist for pads and CRU**
- Located in the Beverly residential district of Edmonton, in the NE quadrant of the City of Edmonton
- Less than 30 minutes from the Central Business District and the International Airport
- At the intersection of 118 Avenue and 34 Street, a.m. peak traffic counts exceed 12,340 cars and p.m. peak hours exceed 18,600 cars



**STRATHALLEN**

For Leasing Inquiries Contact  
Elizabeth Lidstone-Black  
780.477.9121 | elidstone@strathallen.com

#244, 3210 - 118 Ave | Edmonton | AB  
www.strathallen.com | February 2012



The above site plan depicts a considered redevelopment scenario

Current Tenant Listing – includes 2 <sup>nd</sup> Floor Medical Offices			Redevelopment	
Abbottsfield Xray	Cigars Plus	Dentists	New CRU 1	10,000 SF
Admin. Office	Coles Pharmacy	Mama Donair	New CRU 2	18,50 SF
Alberta Health	Community Development	Marquis Hair	New CRU 3	831 SF
Albert's Restaurant	Denture Clinic	Psychologist	New CRU 5	1,800 SF
Canada Safeway	Dollar Store	Pearl Gardens	New CRU 6	1,800 SF
Candora	Dr. Ebajj	Sangsters Health	New Pad	4,000 SF
Candora Daycare	Dr. Flanagan/Gainer	Scotiabank	New Pad	6,000 SF
Capital Cleaners	Dr. Holmes/Mausolf	WeCan Cooperative	New Pad	4,000 SF
Century Optical	Dr. Vu	Walmart	New Pad	1,500 SF