



WEST ACRES[®]

A VIBRANT RETAIL DESTINATION



OUR HIGHLY VISIBLE, CENTRALIZED LOCATION COUPLED WITH OUR
UNIQUE CONNECTION TO THE COMMUNITY HAS MADE
WEST ACRES THE GO-TO-SHOPPING DESTINATION OF THE
UPPER MIDWEST FOR OVER 50 YEARS.

WELCOME TO WEST ACRES

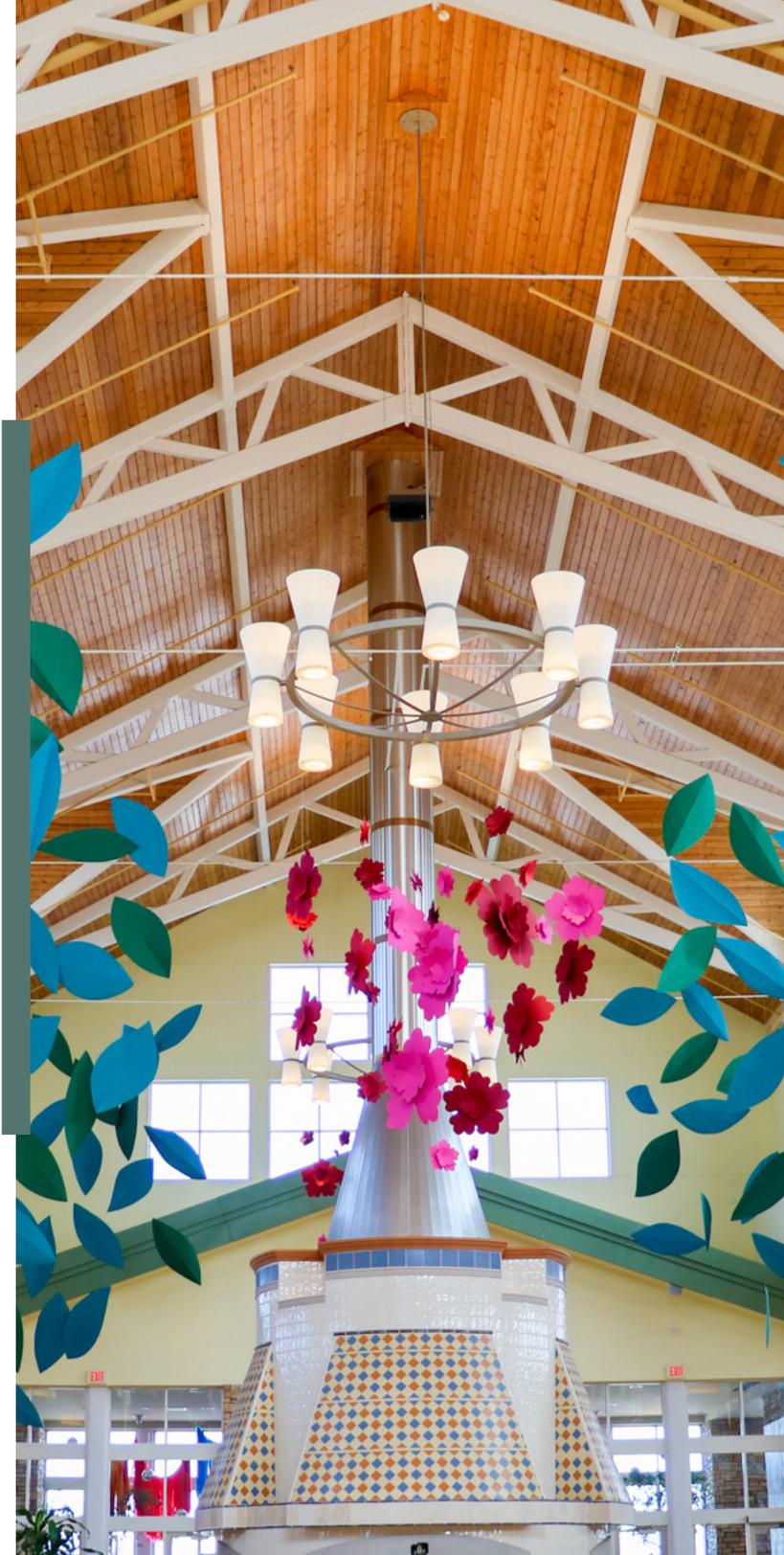
Since 1972, family-owned West Acres has been the shopping destination of the upper Midwest. Currently home to more than 100 flourishing stores and with a track record of being nearly fully leased, West Acres is positioned for a strong, bright future.

West Acres continually reinvests in our property, with a strong focus on the customer experience and customer facing aesthetics. More than a mall, West Acres is a vibrant community center featuring the largest exhibit of local art in the region, events and rotating installations, plus a philanthropic culture.

We've embraced recent opportunities to replace lackluster retailers with strong ones who share our vision of a bright, engaged future.

Other recent store openings include Athleta, Sephora and one of the first Evsie locations in the country. We are excited to welcome Aerie this spring, and Lululemon is set to nearly double their footprint this fall.

With so many exciting new opportunities in the works and our continued reinvestment into the property, the future of West Acres is bright.



ONE WORD: LOCATION

The combination of easy access and high visibility are key to West Acres' long-term, well-established success. No other site in the region compares.

West Acres is located at the geographic center of the metro market, at the intersection of I-29 and I-94, and with direct visibility from 140k vehicles passing by each day. (13th Avenue, 17th Ave, 42nd St. and I-29). With visibility from the highest trafficked roadways in the region, West Acres is the most conveniently located, high profile, retail destination in the state.

A 15 minute or less drive time connects our metro directly to West Acres, positioning our site as the hub for flourishing stores, eateries and unique experiences.

The area highlighted in red is accessible to West Acres in 15 minutes or less drive time, encompassing nearly all of Fargo, Moorhead and West Fargo, making West Acres the most easily accessible location in the metro.



Northern Lights Dental

Rabanus Park

17th Ave.

MARCUS THEATRES



42 St.

SHEELS

BOOT BARN



JCPenney

★ **macys**



BEST BUY

WEST ACRES

Lease Out

TJ-MAXX

KOHL'S

Redevelopment

lululemon

SEPHORA



13th Ave.

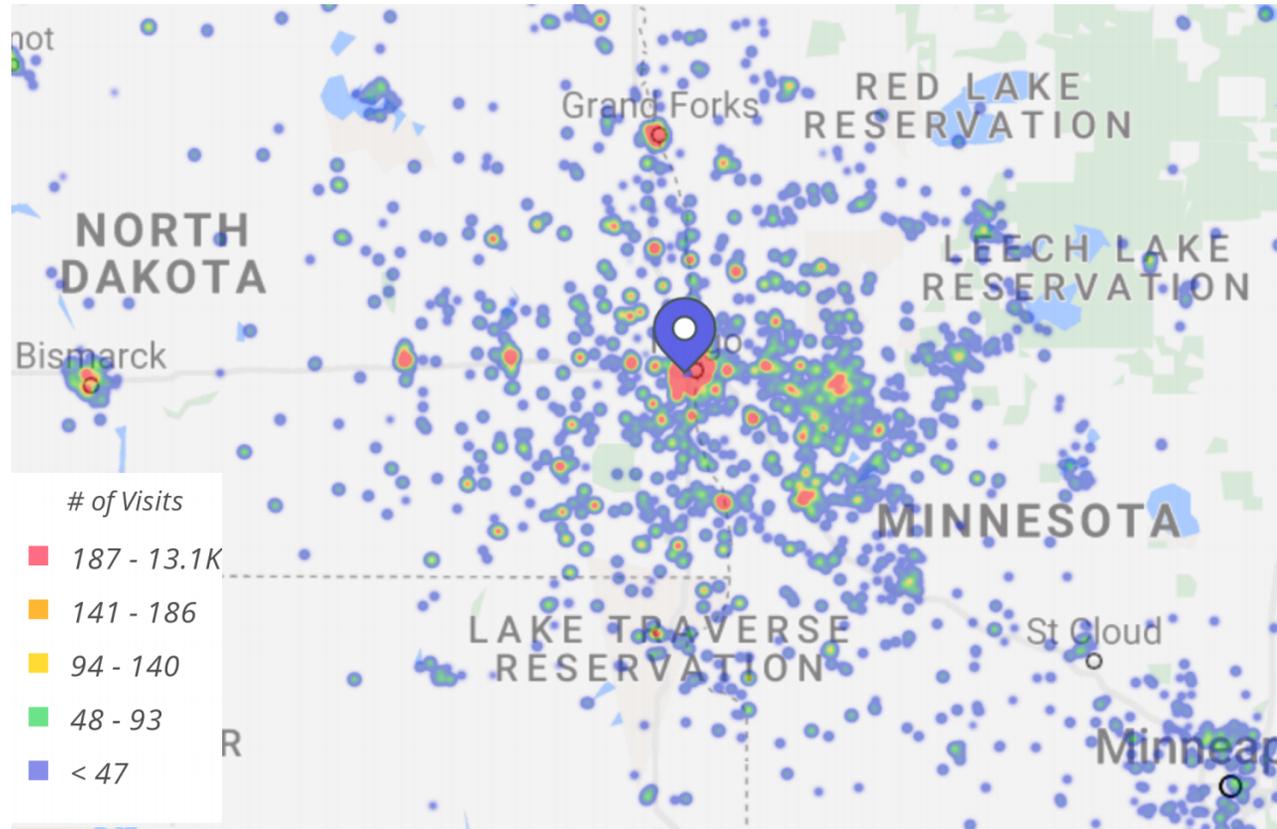


Hornbacher's



A THRIVING REGIONAL MARKET

- As the go-to mall within our region, West Acres draws 6 million customers annually from our regional population base of 700k, with a median family income of \$83k (\$91k in our metro).
- Our market is fast-growing with a 7%, 5-year projected growth rate, more than double the U.S.'s 3%.
- The metro is home to the headquarters of nine, billion-dollar companies in seven different industries. Our metro serves as a technology, higher education, agriculture, and medical hub.



WEST ACRES TRADE AREA (3+ VISITS/ YEAR)



TOP PERFORMING RETAIL

West Acres is home to many stores that are top performers within their chains, including two food court uses who rank #1. West Acres' neighbors are also among the highest trafficked within their chains, further highlighting our vibrancy, strong local and regional draw, and ease of cross-shopping.

CHAIN RANKINGS FROM PLACER.AI

Target:	21 / 1,783	(98%)
Buffalo Wild Wings:	17 / 1,082	(98%)
Ulta Beauty:	64 / 1,128	(94%)
Chick-fil-A:	195 / 1,897	(89%)
Best Buy:	80 / 863	(90%)
Panera Bread:	224 / 1,834	(87%)

Data from the last 12 months





A FLOURISHING FUTURE

With a highly convenient, high profile location, an outstanding tenant mix and a strong commitment to our community, it's no wonder West Acres is the number one shopping destination in the upper Midwest.

We welcome you to become a part of it. Let's grow together.



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