







## WEST ACRES: EXPERIENCE WHAT A SHOPPING DESTINATION SHOULD BE.

As the leading shopping destination in our region, West Acres welcomes millions of annual visitors to our vibrant facility.

Our highly visible location, coupled with our unique connection to the community, draws customers from over a 100-mile radius—well beyond our MSA.

West Acres defies current industry challenges. We've embraced recent opportunities to replace lackluster retailers with strong ones who share our vision of a bright, engaged future. West Acres' most recent store openings include lululemon, Legacy Toys and Dry Goods. We've replaced Sears with Best Buy, and are developing the remainder of the site into The District at West Acres - a curated collection of restaurants. Phase one of The District opens this summer including CRAVE American Kitchen & Sushi.

Change is what propels us forward and gives us the ability to improve for our customers and our community. With so many exciting new opportunities in the works and our continued reinvestment into the property, the future of West Acres is bright. We welcome you to become a part of it.

Let's grow together.

Brad Schlossman  
CEO of West Acres

# ONE WORD: LOCATION

Location is everything. And the perfect location can be tricky to find. This time, it's easy. At the heart of our thriving community, you'll find your ideal business opportunity.



## CENTRAL LOCATION

West Acres is positioned in the center of the metro market with quick access to interstates I-29 and I-94. It's a location that's not only recognizable, but also incredibly easy for customers to access with parking areas on three sides.

## MILLIONS OF VISITORS

Located at the most highly visited location in the region and state, your business will benefit from millions of annual visitors. The intersections of 13th Ave. and I-29 as well as 13th Ave. and 42nd St. are the busiest in the state with more than 100,000 vehicles passing through each day.

## JUST A SHORT DRIVE AWAY

Convenience is key, and the accessible location of West Acres is second to none in the region. Fifteen-minute-or-less drive times make West Acres convenient to access from anywhere in the Fargo, Moorhead and West Fargo metro area. Additionally, our regional customers enjoy an easy interstate drive where a 75-mile drive equates to only an hour of drive time.



INTERSTATE  
94

42<sup>ND</sup> STREET

REDEVELOPMENT

REDEVELOPMENT

**BEST  
BUY**

THE DISTRICT  
@ WEST ACRES

13<sup>TH</sup> AVENUE

INTERSTATE  
29



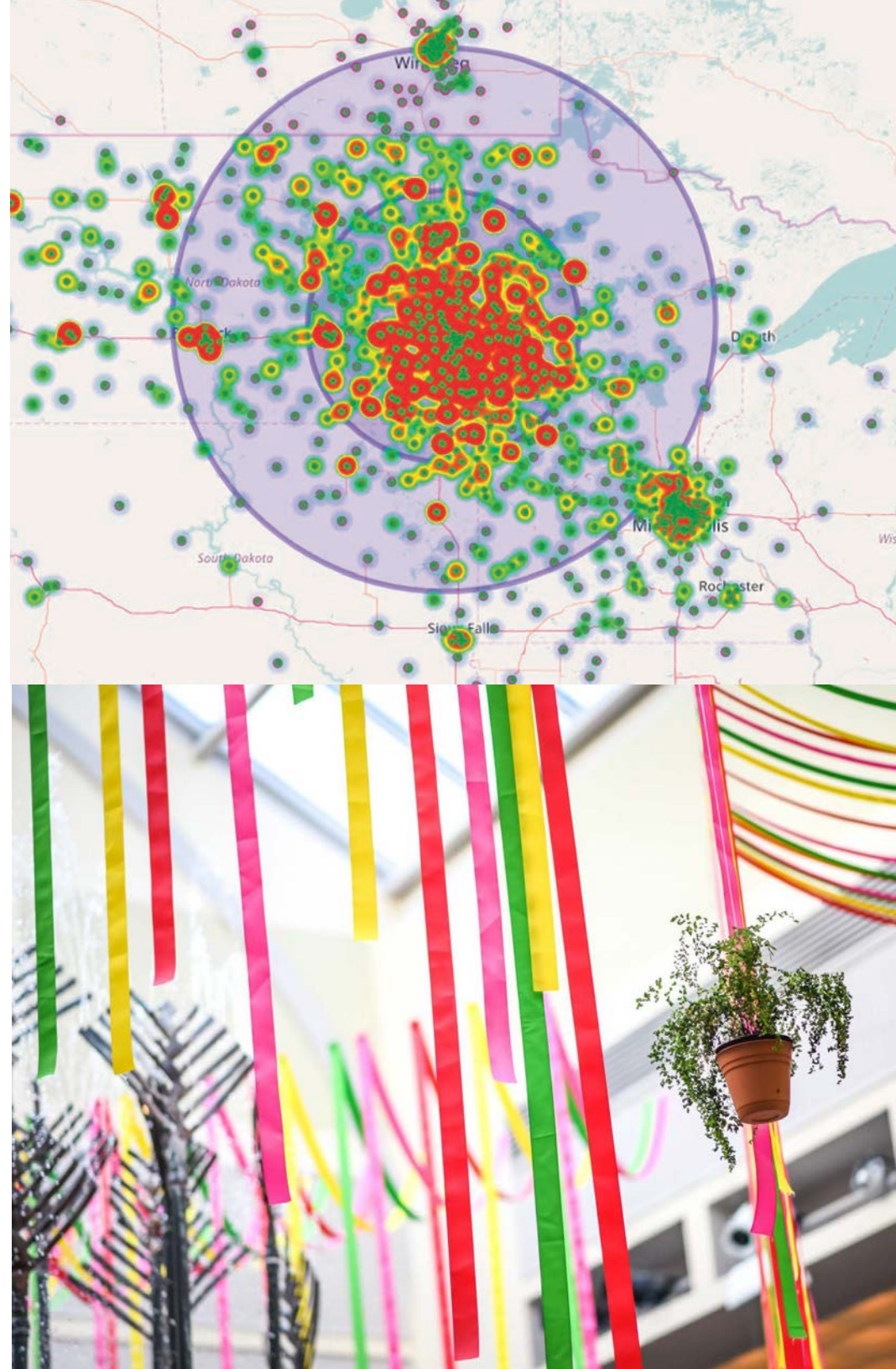
## A REGIONAL DRAW

Located in the center of Fargo, Moorhead and West Fargo, you'll benefit not only from regular local shoppers, but also the regional draw that West Acres provides.

West Acres draws from a broad geographic area:

- 30% of our customers come from beyond our fast-growing MSA of 250,000
- West Acres attracts shoppers from a population of 2.3 million and over 1 million households (as seen in outer circle)

In the map above, West Acres is located in the center of the circle.

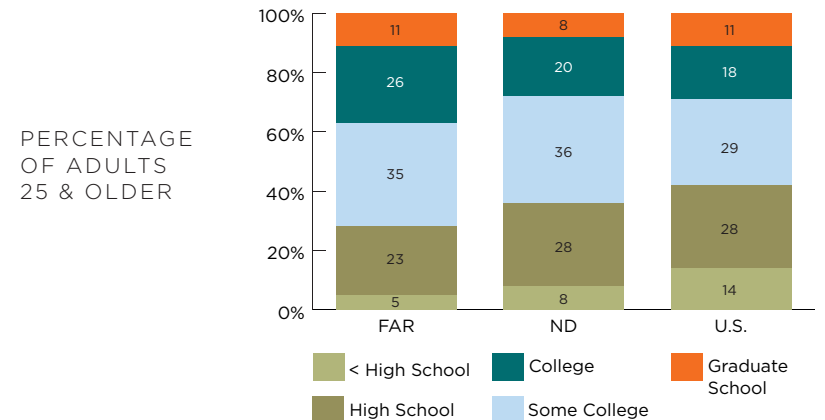


# OUR VIBRANT COMMUNITY

The Fargo-Moorhead metropolitan area is known for steady growth, a highly trained and well-educated workforce, a business-friendly environment, an outstanding quality of life, and reasonable costs of living and doing business.

Our economy consistently ranks among the highest of 381 metropolitan areas in vitality and economic diversity. Gains in income and employment continuously exceed the national average, and the region has one of the nation's lowest unemployment rates. Significant employers such as Microsoft and Sanford Health generate high-paying jobs and spin-off tech companies. USA Today doesn't call us a millennial magnet for nothing.

## DEMOGRAPHICS THAT SHOW A BRIGHT FUTURE





# ABOUT WEST ACRES

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

West Acres continually reinvests in its property with a strong focus on the customer experience and customer-facing aesthetics. The shopping center features mother's rooms and family restrooms that are arguably the best in the industry, and seating areas and amenities that make our customers feel at home. Details matter.



West Acres is more than just a mall. It's a vibrant community center featuring local arts and events, plus a philanthropic culture. With local ownership that connects the mall to the community, West Acres reflects our region with homegrown flowers and plants, décor that supports local non-profits, and a celebrated Regional Showcase program that unites the community with the arts through unique initiatives such as our Artist-in-Residence program and the largest display of regional art in the state.



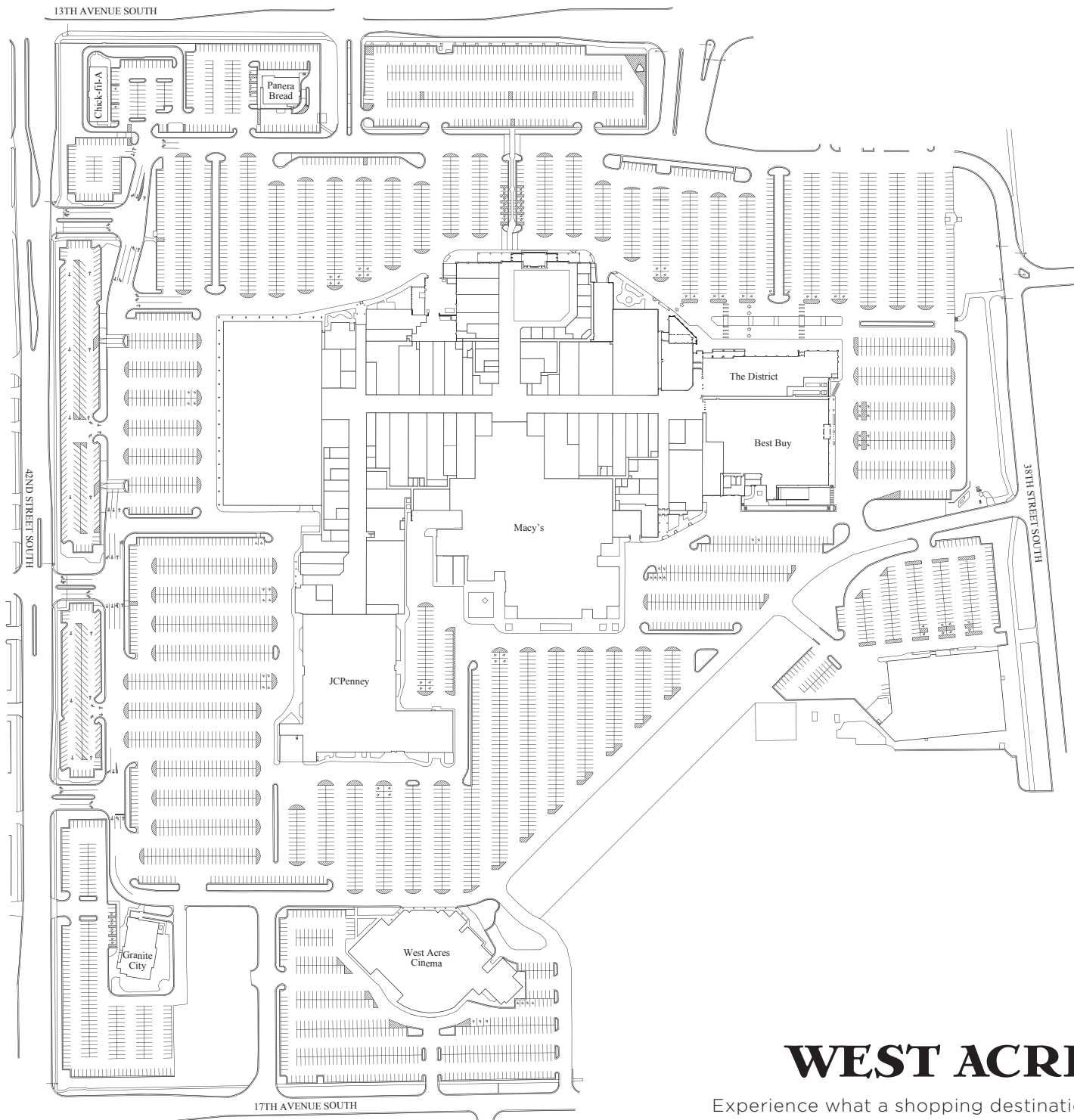
# A FLOURISHING FUTURE

With a highly convenient 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. You'll feel right at home in our warm, welcoming atmosphere that keeps millions of local and regional customers coming back every year.

The future looks fantastic and we can't wait to find out what we might accomplish together.







# WEST ACRES

Experience what a shopping destination should be.









## | CONTACT US

Ready to make West Acres your new home?

For additional information or to schedule a meeting with us, please contact Jim Ross, senior vice president of leasing, or Alissa Adams, senior vice president of marketing & business development at West Acres.

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### SEE US IN ACTION

In our constantly connected world, our West Acres social spaces are the perfect places to promote our tenants and engage our in-store shoppers online.

FOLLOW ALONG WITH US:

 @westacresmall

 @WestAcresMall

 @westacresmall

 [westacres.com/blog](https://westacres.com/blog)



