



WEST ACRES®

A VIBRANT RETAIL DESTINATION





SEEKING THE PLACE WITH THE HIGHEST VISIBILITY & MOST
CENTRALIZED LOCATION IN THE FARGO/MOORHEAD METRO?

WEST ACRES IS THE ANSWER.

50 YEARS OF SUCCESS

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 for being continuously nearly fully leased, West Acres is positioned for a strong, bright future. Change is what propels us forward and gives us the ability to improve for our customers and our community.

West Acres continually reinvests in its 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 collection of local art in the region, events and rotating installations, plus a philanthropic culture.

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.

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 Athleta and Sephora. We've replaced Sears with Best Buy, and are in the process of developing the remainder of the site.

We recently acquired a vacant Herberger's building on our site and are in the beginning stages of a 50+ million dollar redevelopment that includes multi-family, green space, and additional retail. 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

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 will find your ideal business opportunity. West Acres is a hub for flourishing stores, eateries and unique experiences, and you will thrive in our central, high-traffic, easy to access location.

CENTRAL LOCATION

West Acres is the geographic center of the metro market with easy access to interstates I-29 and I-94. The intersections of 13th Avenue and I-29 as well as 13th avenue and 42nd street are the busiest in the state, with more than 100,000 vehicles passing by each day.

West Acres has direct visibility from both 13th Avenue and I-29, with ample signage opportunity for passersby.

ESTABLISHED LANDMARK DESTINATION

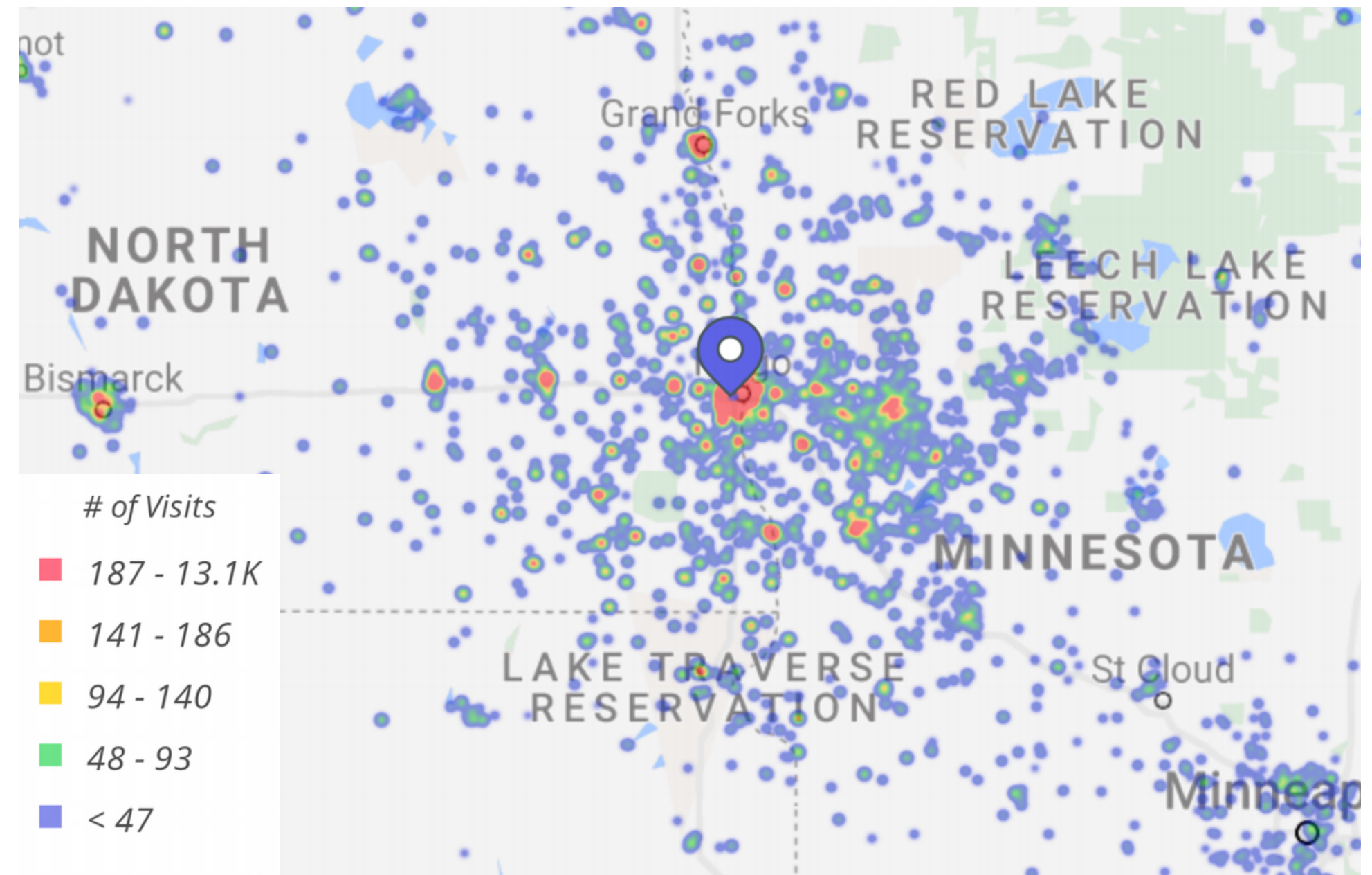
West Acres is the most highly visible and highly visited retail destination in the state. You will benefit from West Acres' more than 6 million annual regional and local visitors as well as West Acres' highly recognized address and unparalleled access.



A LOYAL LOCAL & REGIONAL CUSTOMER BASE

Not only will you benefit from being located in the **most central location** possible in the region, but you will also benefit from the loyal regional draw that West Acres provides as the number one retail destination:

- Regional customers enjoy an easy interstate drive with direct flow straight to the property where a 75-mile drive equates to only an hour of drive time.
- 30% of West Acres' customers come from beyond our fast growing MSA of 260,000.
- West Acres attracts visitors from a population of 700,000 within a one-hundred mile radius.
- West Acres is a tour bus destination for visitors from the region, including Canada.



WEST ACRES TRADE AREA (3+ VISITS/ YEAR)

A FAST GROWING MARKET

Over the past 10 years, the regional growth in population was almost triple the U.S. growth rate, and it is projected to be double the U.S. growth rate over the next five years.

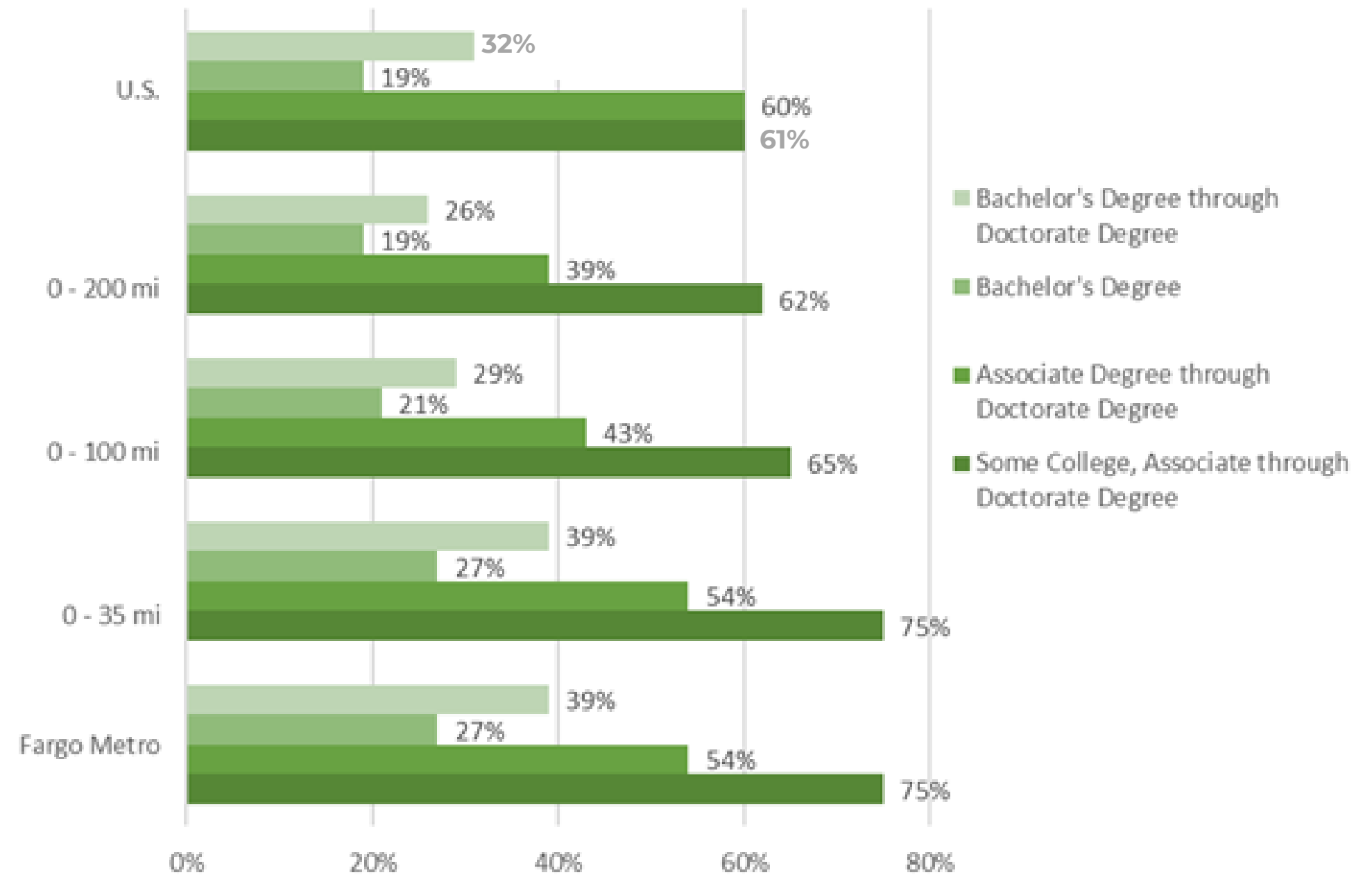


STI: PopStats Population Summary	Fargo, ND - MN Metro Area	0-10 mi	0-20 mi	0-35 mi	0-50 mi	0-100 mi	0-200 mi	United States
2031 Forecast	290,751	263,479	276,303	298,173	359,279	734,563	2,453,226	361,253,315
2026 Projection	275,406	248,584	261,159	282,811	343,275	711,353	2,377,514	349,333,413
2021 Estimate	258,482	231,992	244,461	265,901	326,763	692,907	2,362,334	339,188,623
Growth 2031-2026	5.6%	6.0%	5.8%	5.4%	4.7%	3.3%	3.2%	3.4%
Growth 2026-2021	6.6%	7.2%	6.8%	6.4%	5.1%	2.7%	0.6%	3.0%
Growth 2021-2010	23.8%	26.4%	25.0%	23.0%	18.9%	10.4%	8.8%	8.6%

A HIGHLY EDUCATED POPULATION

The West Acres' trade area is a highly educated area with multiple institutions of post-secondary learning. Education attainment exceeds that of the U.S.

The 35-mile radius has 75% of its 25+ year-olds with some college/associate degree through a doctorate degree (U.S. is 61%); and 39% have a bachelor's degree or higher (U.S. is 32%).



MEDIAN HOUSEHOLD INCOME HIGHER THAN THE US

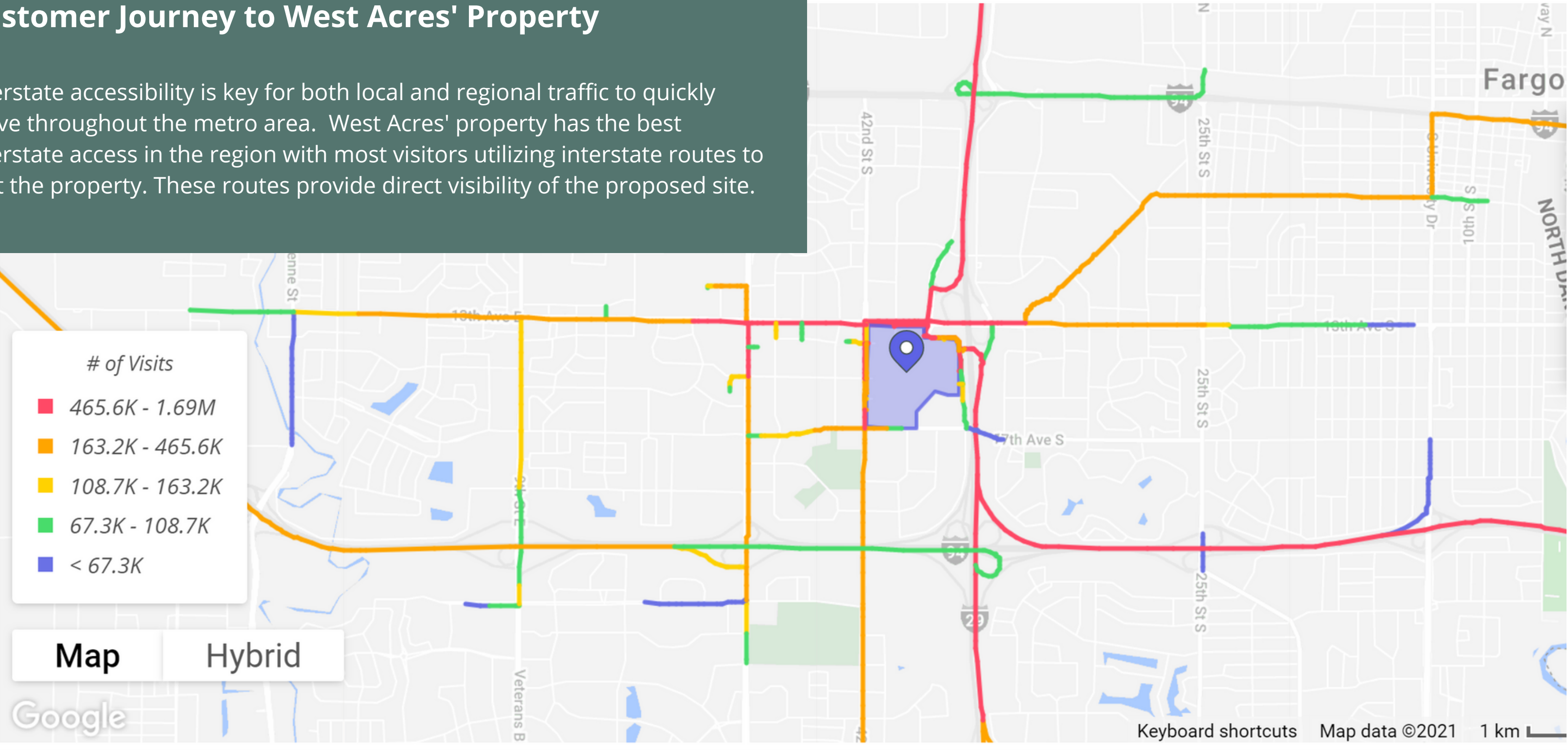
West Acres' 35-mile radius trade area has a \$2,848 higher median income than the U.S. median.

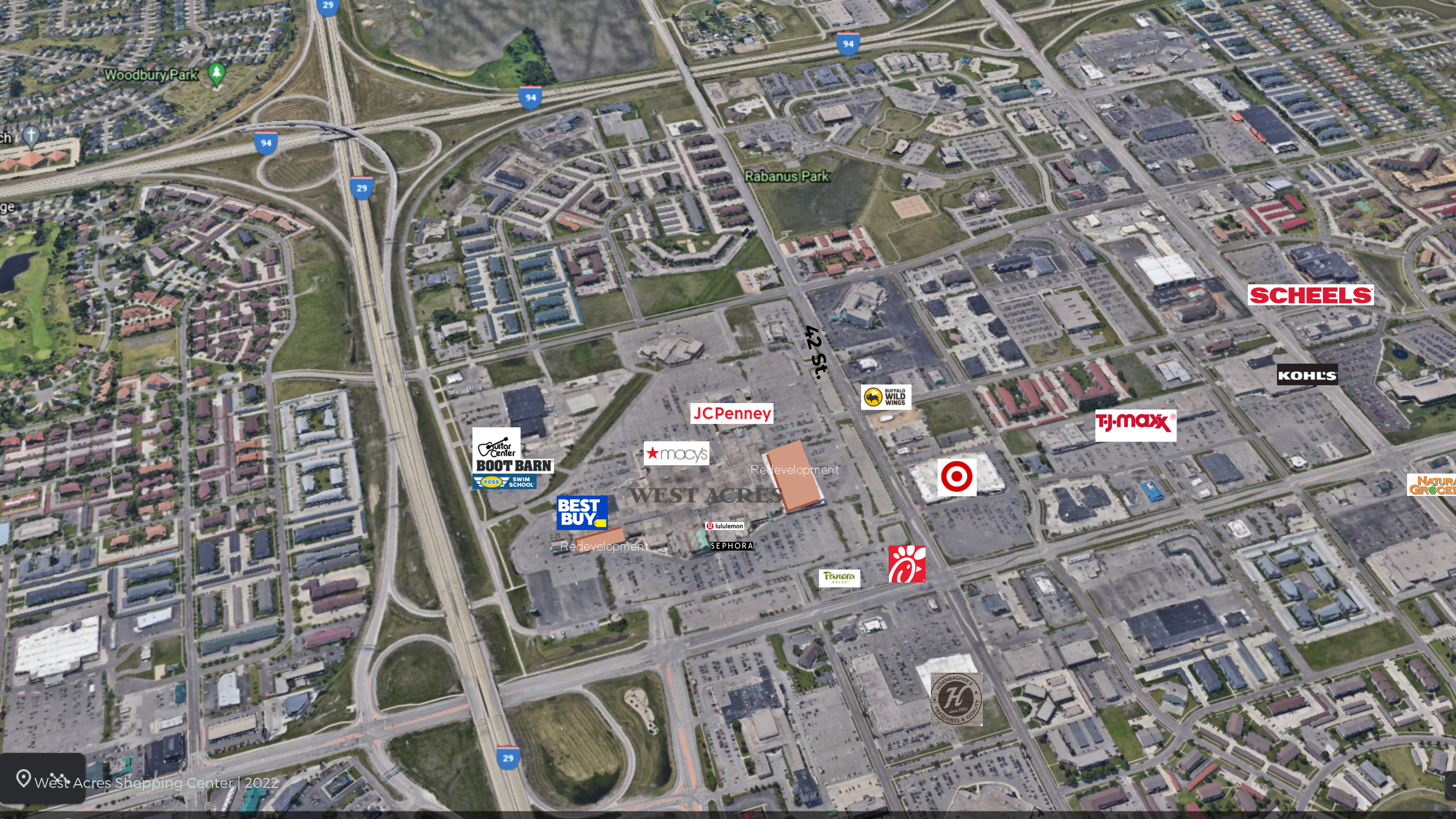
Fargo Metro Area	\$68,467
10 Mile Radius	\$66,797
20 Mile Radius	\$67,843
35 Mile Radius	\$68,521
50 Mile Radius	\$67,410
US	\$65,673



Customer Journey to West Acres' Property

Interstate accessibility is key for both local and regional traffic to quickly move throughout the metro area. West Acres' property has the best interstate access in the region with most visitors utilizing interstate routes to visit the property. These routes provide direct visibility of the proposed site.





Woodbury Park

Rabanus Park

42 St.

SCHEELS

KOHL'S

JCPenney

★macy's

Redevelopment

TJ-maxx®

BOOT BARN
FOSS SWIM SCHOOL



WEST ACRES

BEST BUY

Redevelopment

lululemon

SEPHORA

Panera
BREADS




FARGO CHAIN RANKINGS FROM PLACER.AI


Many of West Acres' neighbors are among the highest performers within their chain.

Scheels:	1 / 26	(100%)
Target:	17 / 1,793	(99%)
Buffalo Wild Wings:	19 / 1,032	(98%)
Ulta Beauty:	38 / 1,065	(96%)
Chick-fil-A:	101 / 1,739	(94%)
Kohl's:	85 / 1,154	(92%)
TJ Maxx:	89 / 1,122	(92%)
Best Buy:	115 / 925	(87%)
Panera Bread:	262 / 1,729	(84%)
Natural Grocers:	26 / 147	(82%)

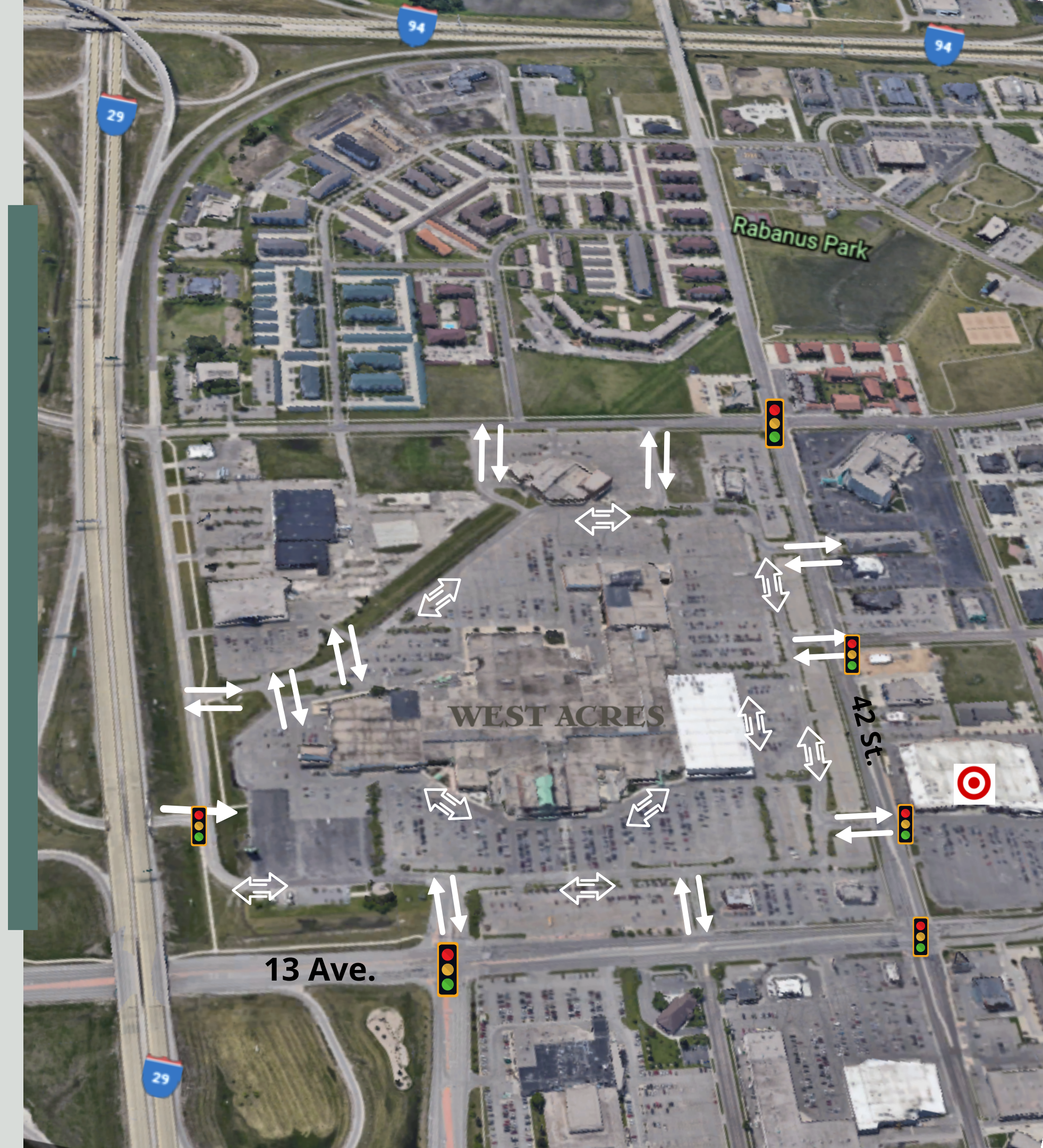
EASY ACCESS AND EGRESS

When visiting West Acres, customers have a frictionless experience. The roads around West Acres are laid out in an easy grid with no one-ways or confusing navigation points.

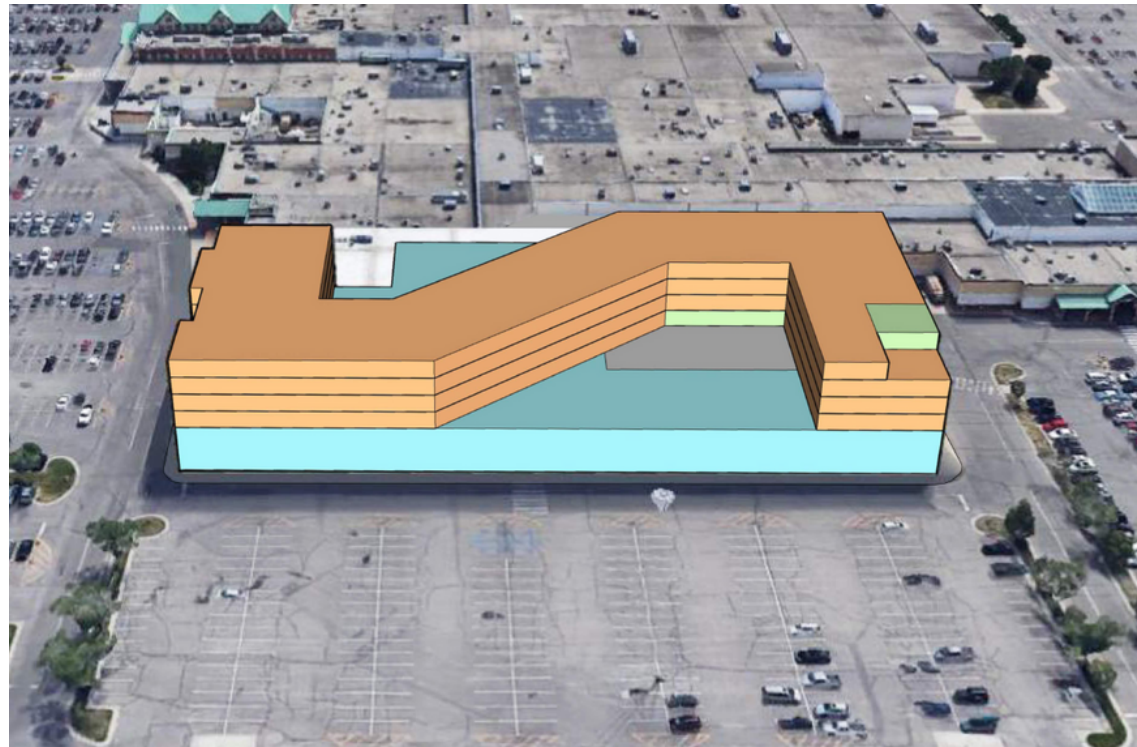
West Acres' property features ample entries and exits, allowing for continuous traffic flow through and around the property, as shown on the adjacent map with .

- The "Texas Turn" off-ramp tucks under the Interstate for direct access to northbound I-29 and all I-94 traffic. This off-ramp leads customers directly to West Acres.
- Both a two-way ring road and two-way fire lane surround West Acres' property making for easy circulation around the center, as noted with .
- 13th avenue and I-29 is the busiest intersection in North Dakota, but traffic flows easily with little congestion.

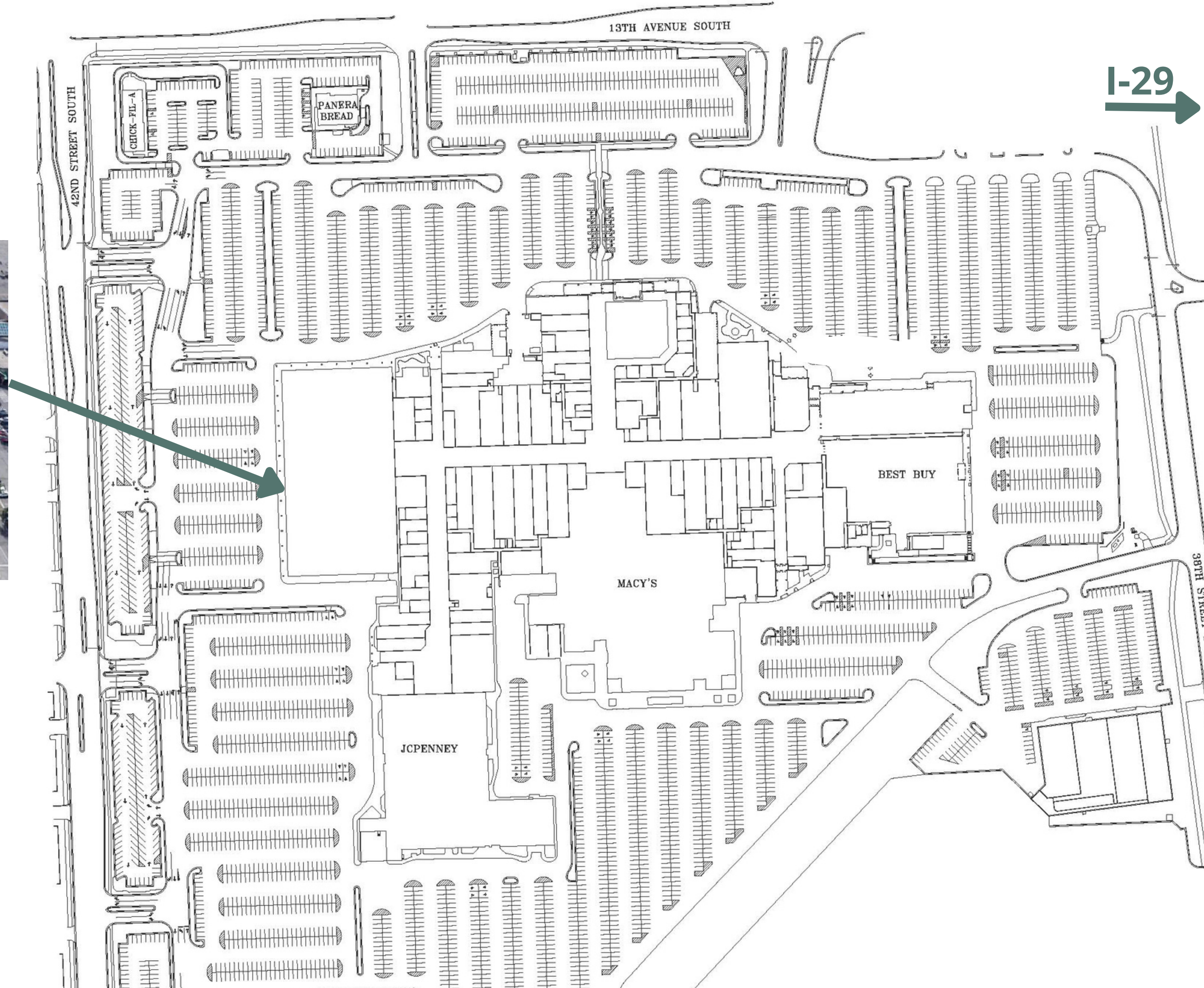
In addition to easy vehicle access, West Acres is a hub location for public transportation, with access from across the metro. Pedestrian and bike access is also present, with current plans in place to amplify the pedestrian friendliness + green space.



West Acres Site and Developments



Proposed Redevelopment plans featuring multi-family housing, and retail.



I-29 →



WEST ACRES

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, benefiting from the unparalleled convenience and access at West Acres as well as West Acres' strong regional draw and connection to the community.

Let's grow together.

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