

ESTIMATED
POSSESSION 2027



COSTCO SHADOW ANCHORED

Now Pre-Leasing

87,000+ SF Retail Development

Brier Park Plaza

2250 Box Springs Blvd NW, Medicine Hat



jll.com



HWY Avenue SE



Box Springs Blvd NW

Trans-Canada HWY



CO-OP PLACE
EVENT CENTRE

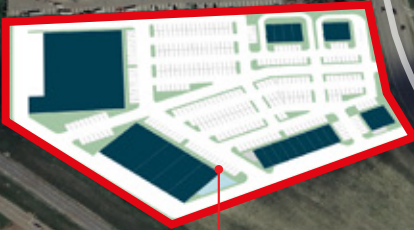


EL SUPER
TACO

Box Springs Blvd NW



Trans-Canada HWY



Brier Park Plaza
9.01 Acres

Retail Development Site for lease at 2250 Box Springs Blvd NW / Medicine Hat, AB



Regional Factors

- Medicine Hat is located along the South Saskatchewan River and approx. 169 km east of Lethbridge.
- Population: **66,381** (2023, source: Alberta.ca regional dashboard)
- Medicine Hat’s population has increased **1.66%** in the last **5 years**
- Located in Canada’s energy province, Medicine Hat is home to Southeast Alberta’s established petrochemical cluster, offering oil and gas service companies preferred access to about 80% of Canada’s crude oil production.



Photo Source: Medicinehat.ca

Development Highlights

- Variety of large, mid box, and small units available.
- Cohesive development plan.
- Drive thru opportunities available.
- Ample parking with efficient vehicle circulation.
- Highway visibility.
- Adjacent to Costco creates a significant trade area node.

Location	2250 Box Springs Blvd NW Medicine Hat
Lot Size	9.03 Acres
Leasable Area	Starting at 1,200 SF
Zoning	C-3
Base Rate	Market Rate
Additional Rent	TBD
Availability	2027

\$916.2M
Total Expenditure
in a 5KM radius

\$92.3K
Total Expenditure
Avg. per Household

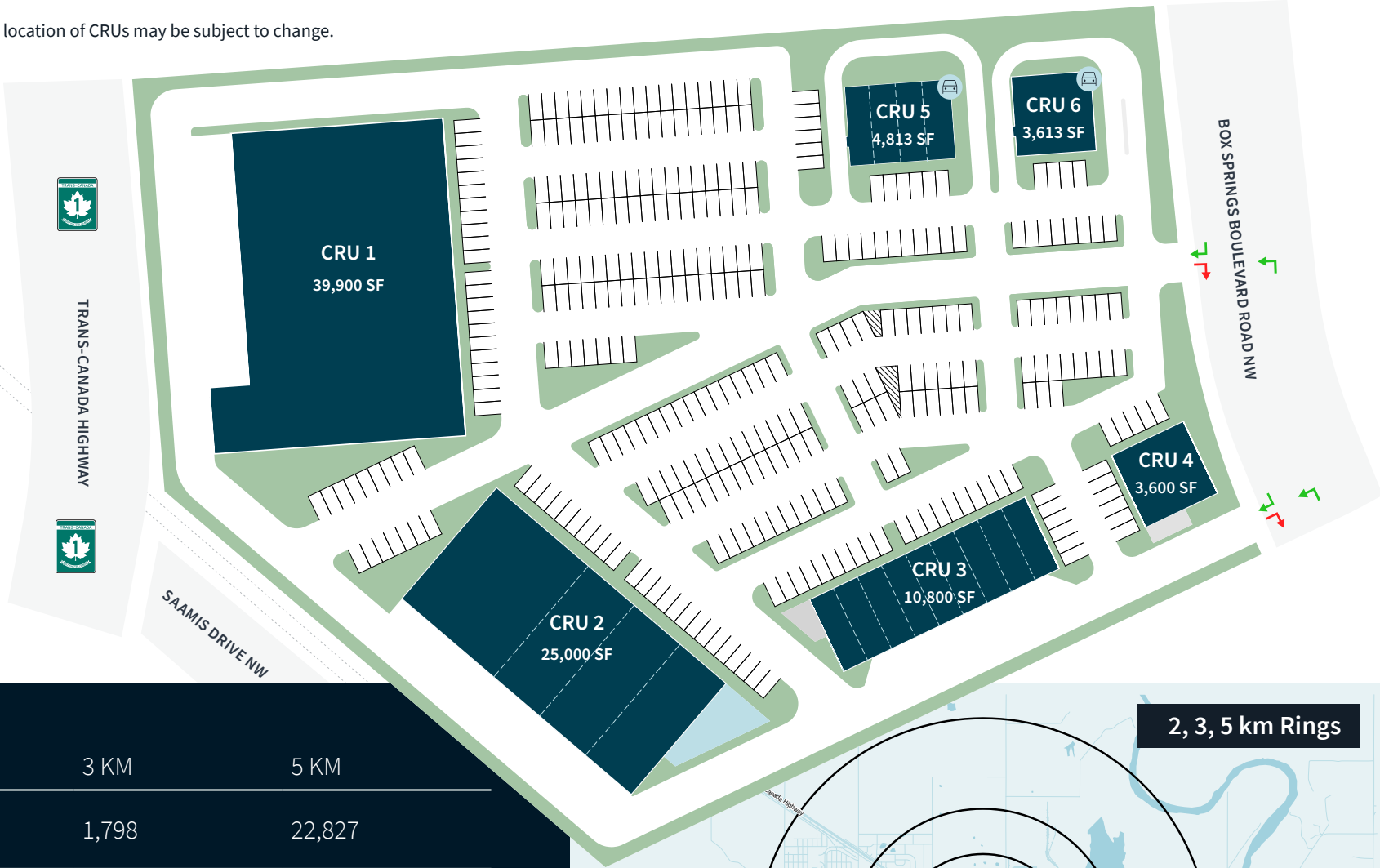
Potential Unit Sizes | All sizes are in SQ FT

Site Plan size, distribution and/or location of CRUs may be subject to change.

CRU 1	39,900 SF
CRU 2**	25,000 SF
CRU 3**	10,800 SF
CRU 4**	3,600 SF
CRU 5**	4,813 SF
CRU 6**	3,613 SF

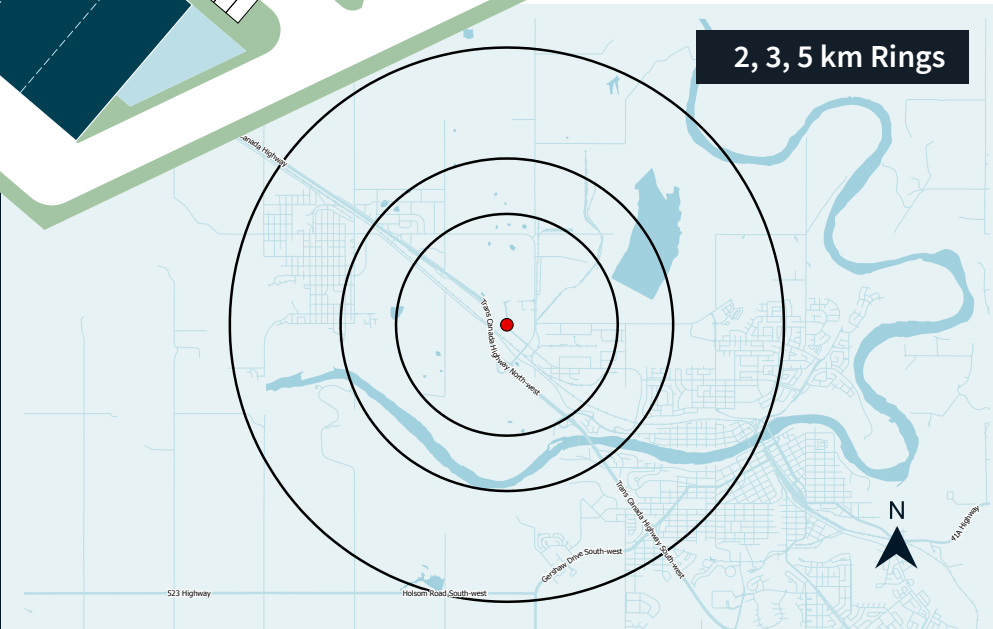
**Demiseable Opportunities

- Drive Thru Opportunity
- Leased
- Available



Area Demographics	3 KM	5 KM
Estimated population	1,798	22,827
Estimated households	893	9,929
Est. Average HH income	\$ 82,559	\$ 90,807
Total Expenditure Avg. per Household	\$ 83,443	\$ 92,280

Source: Statistics Canada, 2025





Now Pre-Leasing

Brier Park Plaza

2250 Box Springs Blvd NW
Medicine Hat, AB

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