



# For Lease

Grande Prairie Power Centre

SW Corner of Hwy 43 & 116 St.  
Grande Prairie, AB

953 SF; 8,504 SF; and  
20,059 SF  
Available for lease

**Ron Odagaki**

+1 403 456 3245

Ron.Odagaki@jll.com

**Lauren Yanick**

+1 403 456 3136

Lauren.Yanick@jll.com

jll.com

# Property Details

Address	SW Corner of Hwy 43 & 116 St.Grande Prairie, AB
Available Units	953 SF; 8,504 SF; & 20,059 SF
Lease Rate	Market
Additional Rent PSF (2024 est.)	Op. Costs: \$7.96 + Taxes: \$6.09 = \$14.05
Zoning	CA - Arterial Commercial District
Centre Tenants	Best Buy, PetSmart, Winners, CIBC, Scotiabank, Tommy Gun's, Edo Japan, Freshii, Sally Beauty, Opa!, N Nails, Fusion Cup, Mucho Burrito, Subway
Nearby Retailers	Costco, Canadian Tire

# Area Demographics

Source: Statistics Canada, 2023

	3 KM	5 KM
Total Population	10,763	44,539
Median Age	32.6	33.9
Total Expenditure	\$546,882,826	\$2,189,061,946
Average HH Income	\$131,092	\$127,219
Total Households	4,059	17,178

# Property Highlights

- Located in Grande Prairie Central West Business Park, the centre provides excellent exposure from Hwy 43
- Occupied by a variety of retailers including Best Buy, PetSmart, Winners, and many more
- Within the strongest retail node in the city





# Property Photos - Exterior

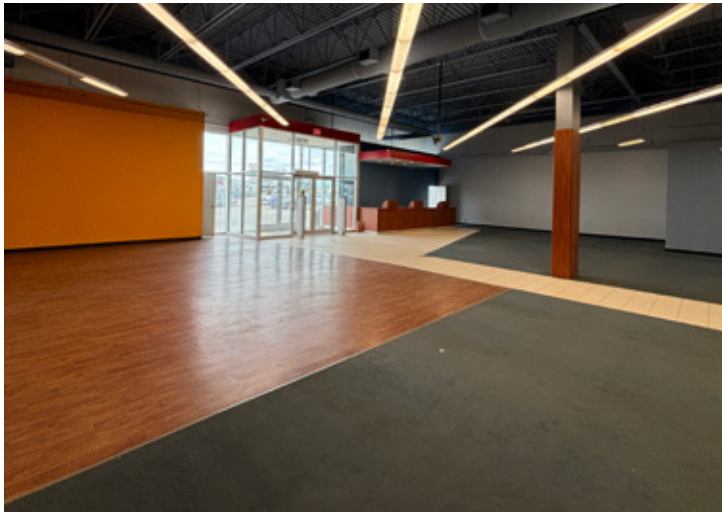


# Property Photos - Interior

FOR LEASE - 20,059 SF



LEASED - 9,735 SF







# For Lease



11345 104 Avenue Grande Prairie , Alberta

**Ron Odagaki**

+1 403 456 3245

Associate Vice President

Ron.Odagaki@jll.com

**Lauren Yanick**

+1 403 456 3136

Associate

Lauren.Yanick@jll.com

[jll.com](http://jll.com)

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2025 Jones Lang LaSalle IP, Inc. All rights reserved.