

Renovations Complete



For Lease

Prairie Ridge Centre

12441 – 99th Street
Grande Prairie, Alberta

Units from 1,020 up to 65,660 sq. ft.
Available immediately

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Property Details

| | | | |
|---------------------------------|--|-------------------|---|
| Address | 12441 99 Street Grande Prairie, AB | | |
| Leasable Areas | 13,107 SF 13,122 SF 13,122 SF 13,301 SF | (Can be combined) | 20,144 SF 2,348 SF 1,336 SF 3,924 SF |
| Lease Rate | Market | | |
| Additional Rent PSF (2024 est.) | Op. Costs: \$6.21 Taxes: 4.99 = \$11.20 | | |
| Zoning | CA - Arterial Commercial District | | |
| Centre Tenants | Ricky's All Day Grill, Famoso (coming soon), Tim Hortons, The Headroom | | |
| Nearby Retailers | Real Canadian Superstore, Shoppers Drug Mart, Dollarama, Marshalls, Mark's, Sephora, Lululemon | | |

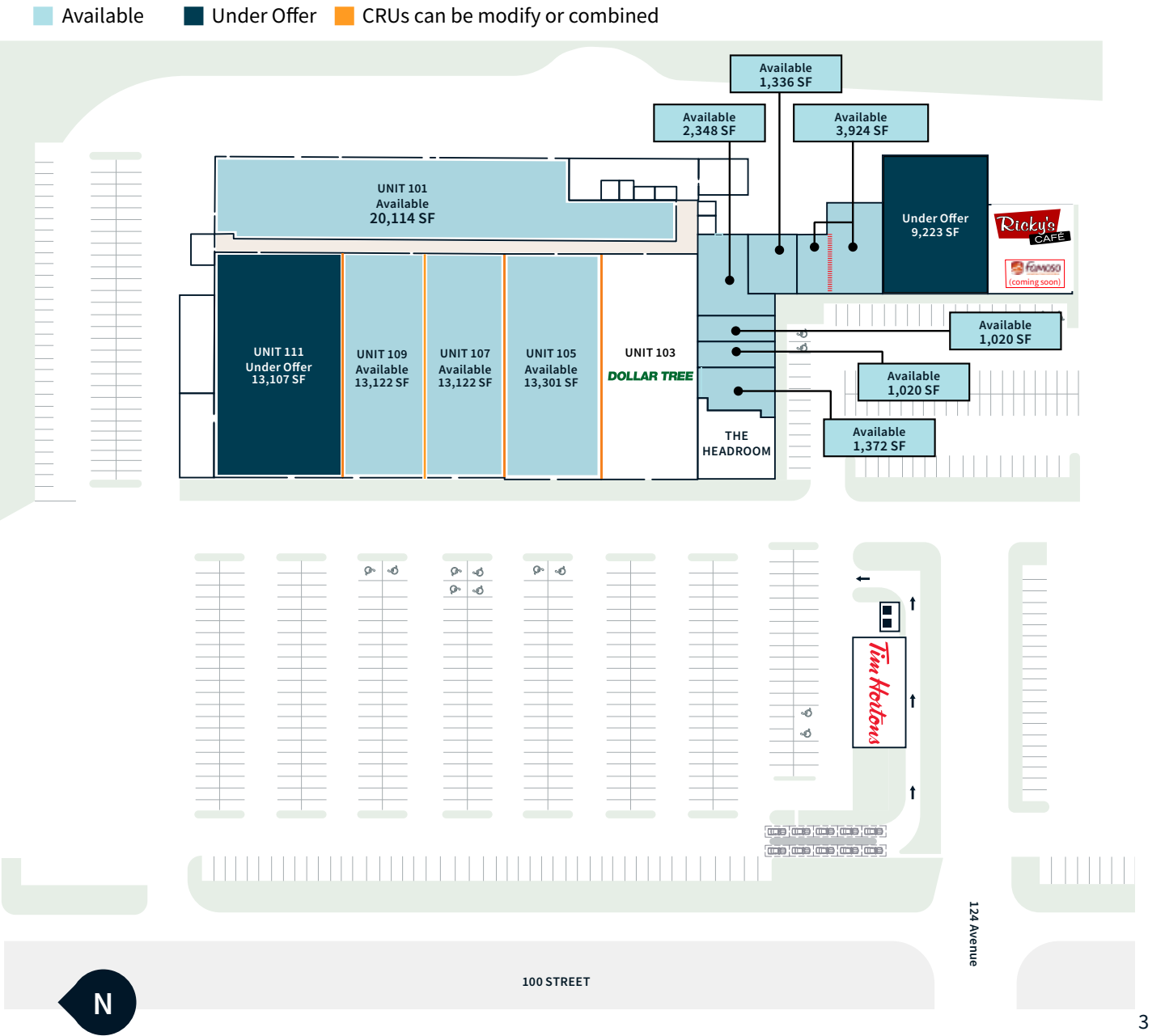
Area Demographics

Source: Statistics Canada, 2023

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

Property Highlights

- Located near Prairie Mall Shopping Centre and shadow anchored by Real Canadian Superstore
- Multiple formats are available for a variety of retail uses
- Storefront improvements nearly complete



Property Photos & Sample Interior Condition

Property Highlights



Renovations Nearly Complete



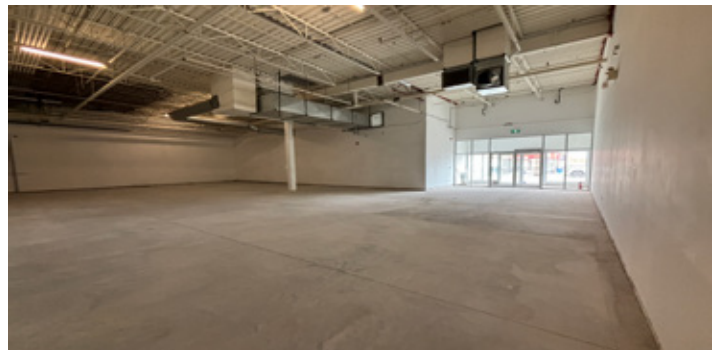
Shadow Anchored by Real Canadian Superstore



Prominent Storefront Signage Access



Clean Shell Condition



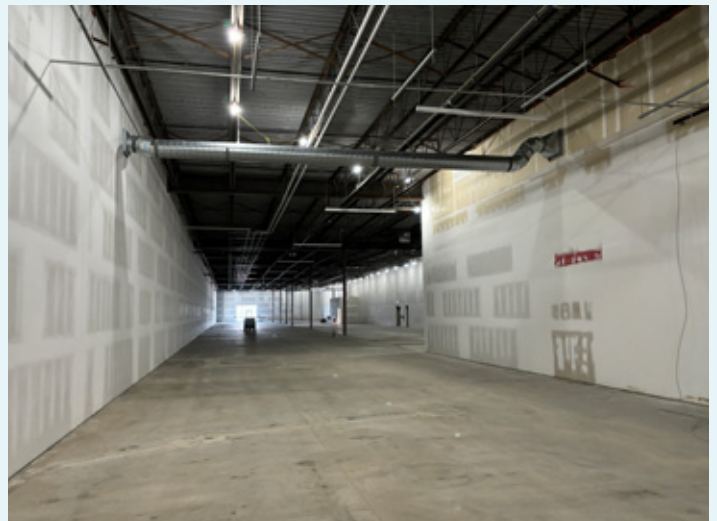
Sample Interior Photos



Open shell condition with the ability to subdivide



Convenient common loading corridor



North 20,114 SF unit perspective



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