



CT REIT



 **JLL** SEE A BRIGHTER WAY

For Lease

The Landing, Old Fort Rd at Alaska Rd S
Fort St. John, BC

Canadian Tire anchored retail centre

The Landing

- One of the largest Canadian Tire stores in British Columbia
- Medium box & anchor positions available
- Pad small bay retail and drive-thru opportunities with exceptional exposure
- Located on key intersection of the Alaska Highway
- The Landing at Fort St. John, upon completion, will become the largest shopping centre in Northern BC



Prominent Pylon Signage



Canadian Tire - Now Open

Demographics

Number of households

1 km	3 km	5 km
277	5,398	9,449

Total population

1 km	3 km	5 km
616	13,531	24,392

Average household income

1 km	3 km	5 km
\$142,400	\$160,024	\$161,299

Median age

1 km	3 km	5 km
33.4	34.4	33.9

Property Details

Leasable Space: 1,200 SF and up

Lease Rate: Market

Additional Rent:

Pad (PSF): TBD

Box (PSF): \$7.74

Zoning: C-4 Highway Commercial

Parking: 1,123 stalls

Possession:

Pad: Spring 2027

Box: Fall 2027



The Landing is located just off the main transportation corridor with exposure to 15,040 vehicles per day on the Alaska Highway.





Nearby Retailers



Mark's Tim Hortons



GAS+



\$92,153,619

1 km: Total Expenditure

\$845,354,779

3 km: Total Expenditure

\$1,480,519,835

5 km: Total Expenditure

Site Plan

The site plan illustrates a commercial development layout. On the left, a large area is designated for 'FUTURE DEVELOPMENT'. To the right of this area is a large building with a red triangular sign that reads 'CANADIAN TIRE'. Below this building is a smaller building labeled 'Mark's'. Further down, there are three small rectangular buildings, each labeled 'AVAILABLE 10,000 SF', and a larger rectangular building labeled 'AVAILABLE 40,000 SF'. To the right of these buildings are several parking lots. In the top right corner, there is a building labeled 'RONA'. Along the right edge, there are three more buildings labeled 'FOR LEASE 7,012 SF', 'FOR LEASE 7,614 SF', and 'FOR LEASE 7,628 SF'. Below these are two green areas labeled 'STORMWATER DETENTION AREA' and 'STORMWATER RETENTION POND'. The site is bordered by 'ALASKA HIGHWAY' at the top and 'ALASKA ROAD' on the right. At the bottom, it is labeled 'TAHLTAN ROAD EXTENSION'.

ALASKA HIGHWAY

ALASKA ROAD

TAHLTAN ROAD EXTENSION

RONA

CANADIAN TIRE

Mark's

FUTURE DEVELOPMENT

AVAILABLE 10,000 SF

AVAILABLE 10,000 SF

AVAILABLE 10,000 SF

AVAILABLE 40,000 SF

FOR LEASE 7,012 SF

FOR LEASE 7,614 SF

FOR LEASE 7,628 SF

FOR LEASE 5,000 SF

STORMWATER DETENTION AREA

STORMWATER RETENTION POND

	PAD 1*	PAD 2*	PAD 3*	PAD 4*	BOX 1	BOX 2	BOX 3	BOX 4
Area	7,012 SF	7,614 SF	7,628 SF	5,000 SF	10,000 SF	10,000 SF	10,000 SF	40,000 SF
Net Lease Rate	Contact Listing Agents							
Additional Rent (2025 est.) PSF	TBD	TBD	TBD	TBD	\$7.74	\$7.74	\$7.74	\$7.74
Possession	Contact Listing Agents							

Fort St. John Economic Development

Fort St. John, BC's Energy Capital, located in the heart of the majestic Peace River country. Known locally as the "Energetic City" it is a community that is home to some 20,000 residents working in one of the resource industries or service enterprises that give this community its culture. Fort St. John supports a trading area of more than 69,000 people in the city and outlying service region. The population is dynamic, young and energetic. Fort St. John is one of the youngest municipalities in Canada. (Cite: Fort St. John – The Energetic City)

Economic activity has spurred the region's development for years, and with low business tax rates and economic incentives, the opportunities just keep growing.

Housing, commercial and industrial developments are also set to transform the city into the future. These include a 600-acre, mixed-use, master-planned community called Parkwood and the Surerus Industrial Park—a 90-acre industrial subdivision with easy highway access.

Private investments also include the Landing, a multi-phase retail development anchored by a 126,000 sq. ft. (11,706 sq. m.) Canadian Tire store, and The Station, a 207-acre residential and commercial subdivision fronting the Alaska Highway. (Cite: BCBusiness)

JLL

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