

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

- Available Under Offer CRUs can be modify or combined



Property Photos & Sample Interior Condition

Property Highlights



Renovations Nearly Complete



Shadow Anchored by Real Canadian Superstore



Prominent Storefront Signage Access



Clean Shell Condition



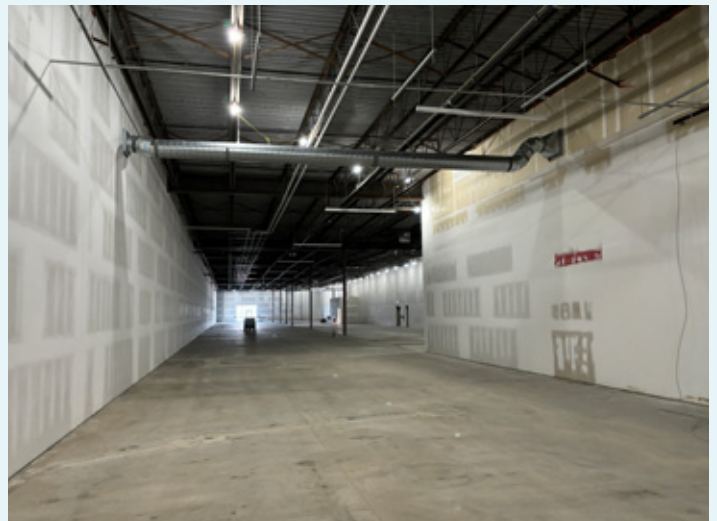
Sample Interior Photos



Open shell condition with the ability to subdivide



Convenient common loading corridor



North 20,114 SF unit perspective



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Associate

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