



For Lease

Prairie Ridge Centre

12441 – 99th Street
Grande Prairie, Alberta

Grocery Shadow Anchored
Units from 1,020 up to 52,652 sq. ft.
Available immediately

Ron Odagaki

+1 403 456 3245









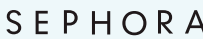
Ron.Odagaki@jll.com

Lauren Yanick

+1 403 456 3136

Lauren.Yanick@jll.com

Property Details

Address	12441 99 Street Grande Prairie, AB			
Leasable Areas	13,107 SF	Units can be combined	20,144 SF	9,223 SF (U/O)
	13,122 SF		2,348 SF	1,020 SF
	13,122 SF		1,336 SF	1,020 SF
	13,301 SF		3,924 SF	1,372 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	<div><div></div><div></div><div></div><div></div></div>			
Nearby Retailers	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div>			

Area Demographics

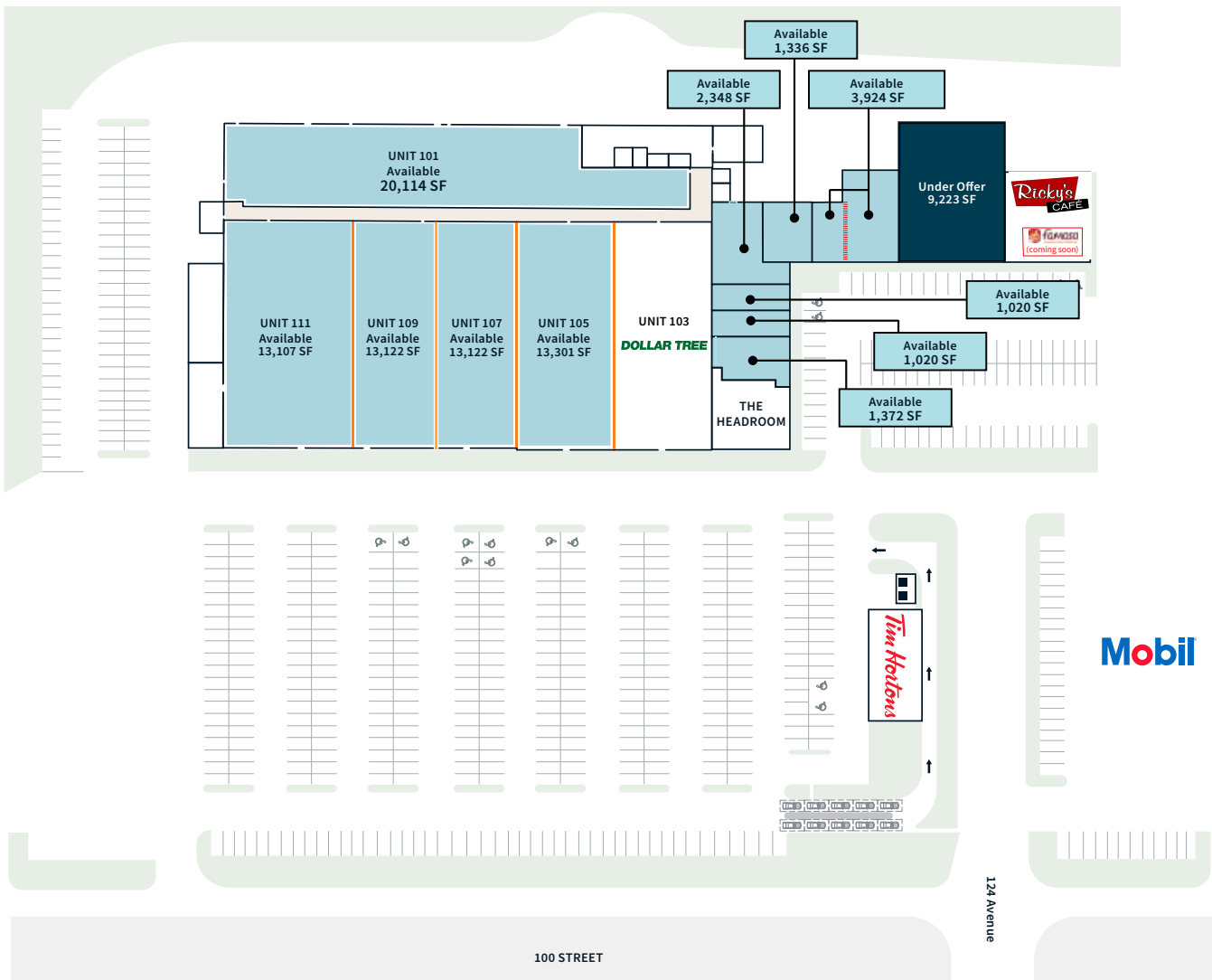
Source: Statistics Canada, 2023

	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
- Recent storefront improvements, large format retail in new shell condition

■ Available
 ■ Under Offer
 ■ CRUs can be modify or combined



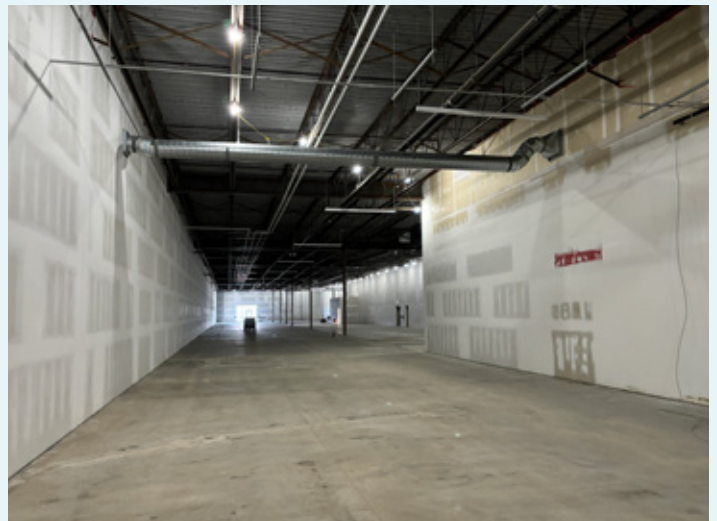
Sample Interior Photos



Open shell condition with the ability to subdivide



Convenient common loading corridor



Unit 101 interior shell



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Associate Vice President

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Associate

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