



# For Lease

Prairie Ridge Centre

12441 – 99th Street  
Grande Prairie, Alberta

Grocery Shadow Anchored  
Units from 1,020 up to 57,801 sq. ft.  
Available immediately

**Ron Odagaki**

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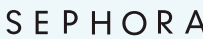
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# Property Details

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                       |           |                   |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------|-------------------|
| Address                         | 12441 99 Street Grande Prairie, AB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                       |           |                   |
| Leasable Areas                  | 14,512 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Units can be combined | 22,749 SF | 9,223 SF (Leased) |
|                                 | 14,311 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | 2,348 SF  | 1,020 SF (Leased) |
|                                 | 14,553 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | 1,336 SF  | 1,020 SF          |
|                                 | 14,425 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                       | 3,924 SF  | 1,372 SF          |
| Lease Rate                      | Market                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                       |           |                   |
| Additional Rent PSF (2026 est.) | Op. Costs: \$7.15 Taxes: 4.92 = \$12.07                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                       |           |                   |
| 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

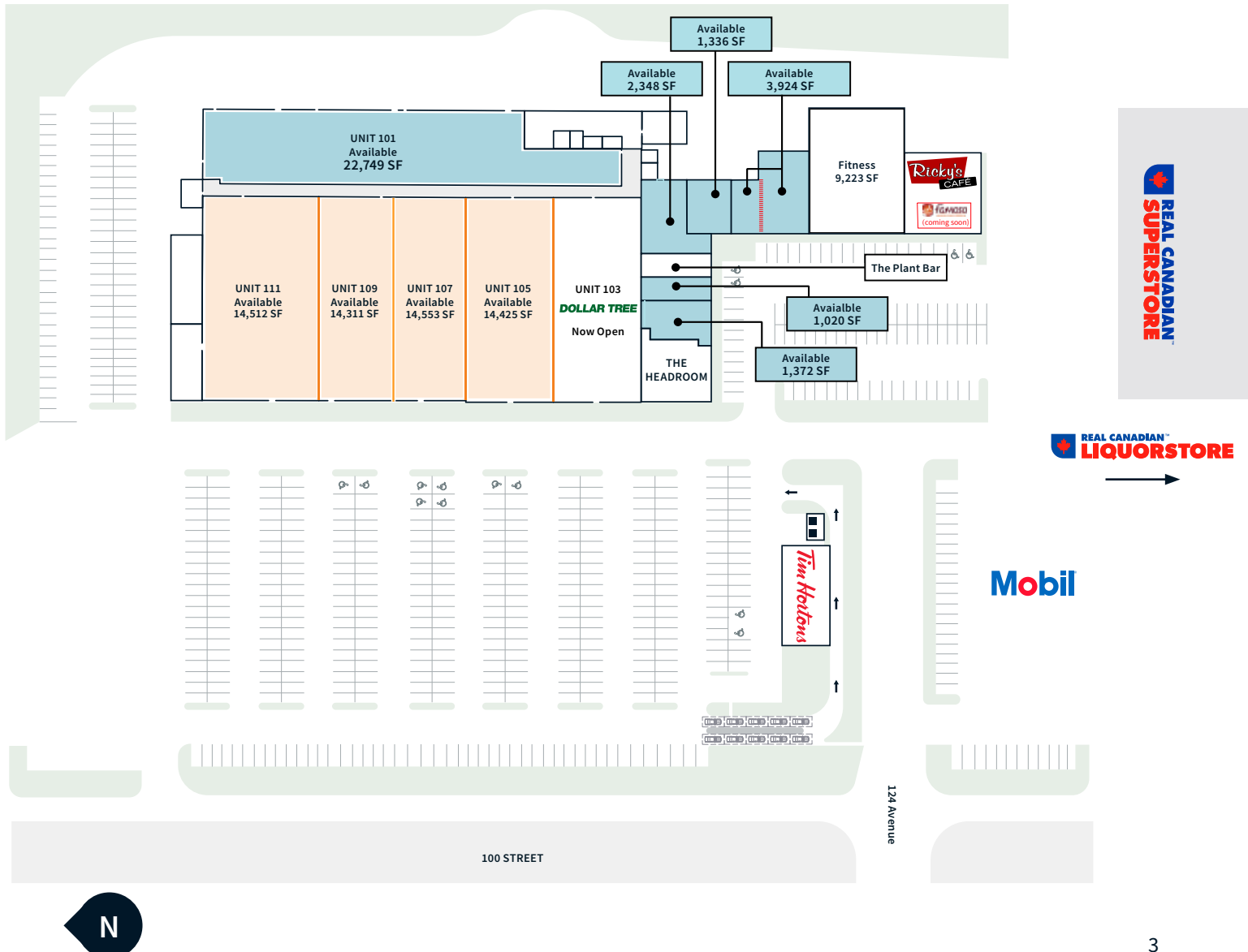
Source: Statistics Canada, 2023

|                   | 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    
 ■ Conditionally Leased    
 ■ Units can be combined



**For lease** | 12441 99 Street Grande Prairie, Alberta

# Property Photos & Sample Interior Condition

## Property Highlights



Renovations Completed



Shadow Anchored by Real Canadian Superstore



Prominent Storefront Signage Access



Clean Shell Condition



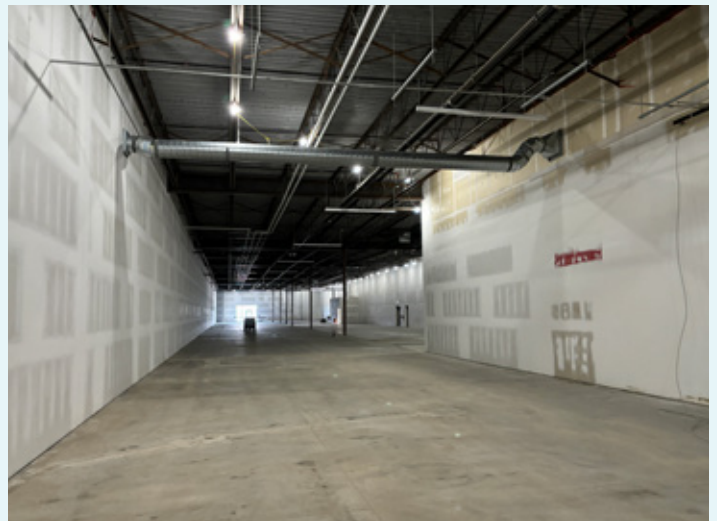
# Sample Interior Photos



Open shell condition with the ability to subdivide



Convenient common loading corridor



Unit 101 interior shell



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Associate Vice President

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Associate

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