

FOR LEASE

DRAYTON VALLEY POWER CENTRE

5205/5209 POWER
CENTER BOULEVARD
DRAYTON VALLEY, AB

JOIN

Walmart 

 **Mark's**



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PROPERTY HIGHLIGHTS

Drayton Valley Power Centre is comprised of two retail buildings totalling over 16,000 SF.

Premier retail destination drawing commuters from Cowboy Trail (HWY 22) with its excellent exposure and access.

1,145 to 3,726 SF CRU's available for lease with drive-thru.

A fresh space in a modern shopping centre available immediately.

PROPERTY DETAILS

ZONING

C2 - COMMERCIAL

PARKING

91 STALLS

YEAR BUILT

2006

LEASE RATE

MARKET

TI ALLOWANCE

NEGOTIABLE

OPERATING COST

**\$9.44 PER SF
(EST. 2022)**

3,726 SF (DEMISEABLE)

1,237 SF - 2,382 SF



Trade Area
30,000



Easily accessible from Cowboy Trail
Located on Major transportation routes



Household income average within 3 km
\$127,245



Oil and gas primary economic driver
Nearby skilled labour force

AERIAL PHOTO



62 STREET

POWER CENTER BLVD

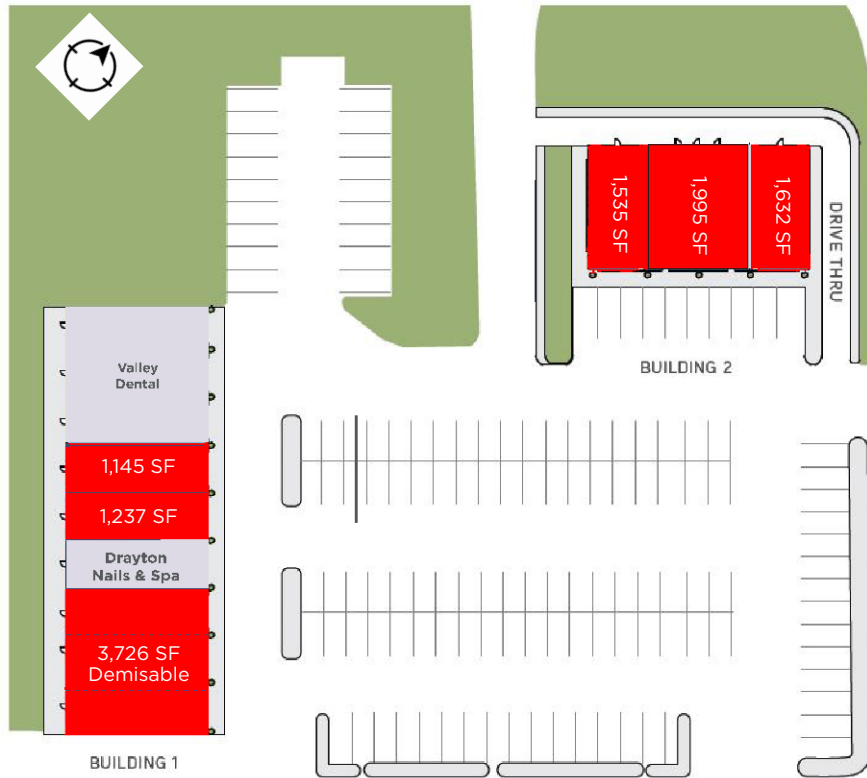
HIGHWAY 22



AVAILABLE AREA

BUILDING	AREA (SF)	DETAILS
1	1,145 SF	Main Floor/Retail
1	1,237 SF	Main Floor/Retail
1	3,726 SF	Main Floor/Retail
2	1,535 SF	Main Floor/Retail
2	1,632 SF	Main Floor/Retail with drive-thru

POWER CENTER BOULEVARD



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