

MULTIPLE PRIME RETAIL OPPORTUNITIES AVAILABLE

SPACE AVAILABLE FROM 1,990 SF AND UP

FOR LEASE

WESTGATE CENTRE

Highway 43 & 116 Street
Grande Prairie, AB

Cushman & Wakefield Edmonton
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OVERVIEW

Westgate Centre is a major retail development located in Grande Prairie's business and retail hub

Grande Prairie is one of the fastest growing cities in North America

Several opportunities are available for tenants in a wide range or sizes including CRU, mid-size box, restaurants, quick service food, fashion, and more

Multiple shadow anchors around the shopping centre such as Costco, Canadian Tire, The Home Depot, and Walmart Supercentre

LEASE RATE

Market

ADDITIONAL RENT

Op Costs: \$5.62 per SF

Property Tax: \$6.94 per SF (estimated 2023)

ZONING

C-4 Highway Commercial

PARKING

1,123 stalls



OVERVIEW

- The City of Grande Prairie's median age rose from 32 in 2016 to 34 in 2021.
- This makes Grande Prairie the youngest city in Canada with a population over 25K and the 9th youngest among cities with a population over 10K.
- There are more children under the age of 10 in Grande Prairie than adults aged 60 and over.
- Grande Prairie had a 4.8% increase in the number of private dwellings from 2016 to 2021.



DEMOGRAPHICS



POPULATION		
1km	3km	5km
27	12,033	47,280



HOUSEHOLDS		
1km	3km	5km
5	4,611	17,811



AVERAGE INCOME		
1km	3km	5km
\$82,101	\$109,738	\$109,524



TOTAL EXPENDITURE		
1km	3km	5km
\$82,321	\$100,407	\$100,316

SITE PLAN

- | | | | |
|---------|-----------------------|-------|---------------------|
| 1 | Old Navy | 21B | Bell Mobility |
| 2 | Mastermind Toys | 22 | Browns Social House |
| 3 | Maurices | 23 | 2,500 SF Available |
| 4 | Urban Barn | 24 | 1,200 SF Available |
| 5 | The Shoe Company | 25 | 1,200 SF Available |
| 6 | La Vie en Rose | 26 | Sleep Country |
| 7 | 7,450 SF Available | 27 | 4,000 SF Available |
| 8 | Dollar Tree | 28 | 1,990 SF Available |
| 9 | 9,410 SF Available | 29 | Plantlife |
| 10 | HomeSense | 30 | Supplement King |
| 11 | Carter's OshKosh | 31 | COBS Bread Bakery |
| 12 | Chatters | 32 | Q-Nails |
| 13 | Dr. Phone Fix | 33 | Liquor Depot |
| 14 | Bulk Barn | 34 | 11,500 SF Available |
| 15 | Party City | 35-40 | 7,300 SF Available |
| 16 | 10,755 SF Available | 41 | 16,500 SF Available |
| 17 | Mark's Work Warehouse | 42 | Parkland Fuel |
| 18 | Taco Bell | 43 | 2,475 SF Available |
| 19 - 20 | The Bone & Biscuit | 44-49 | 8,600 SF Available |
| 21A | Vaporevoluton | 50 | 2,350 SF Available |



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