

MULTIPLE PRIME RETAIL OPPORTUNITIES AVAILABLE

SPACE AVAILABLE FROM 1,990 SF AND UP

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FOR LEASE

WESTGATE CENTRE

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Loaloies and kick

Highway 43 & 116 Street Grande Prairie, AB

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ADDITIONAL RENT

Op Costs: \$5.62 per

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.

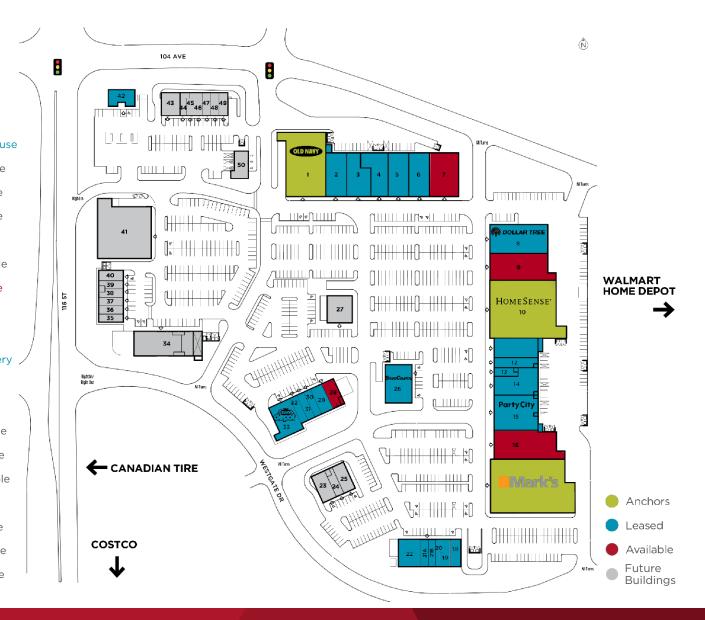
DEMOGRAPHICS



BEDBATH&

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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