

FOR LEASE

WESTGATE CENTRE

Highway 43 & 116 Street
Grande Prairie, AB

Cushman & Wakefield Edmonton

Suite 2700, TD Tower
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Edmonton, AB T5J 2Z1
cwedm.com

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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 of 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 Super-centre

LEASE RATE
Market

ADDITIONAL RENT
OP COST

\$5.52/SF excluding waste or \$6.26/SF including waste

PROPERTY TAX
\$6.95/SF
(estimated 2024)

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 | 1,300 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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