

7,450 SF + 9,410 SF AVAILABLE

NOW LEASING PHASE TWO

FOR LEASE WESTGATE CENTRE

Highway 43 & 116 Street
Grande Prairie, AB

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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 Supercentre

LEASE RATE
Market

OPERATING COSTS
\$5.83/SF (2025)

PROPERTY TAX
\$7.47/SF
(estimated 2025)

ZONING
C-4 Highway Commercial

PARKING
1,123 stalls

SIZES
7,450 SF and
9,410 SF



OVERVIEW

- The City of Grande Prairie's median age rose from 32 in 2016 to 33.5 in 2025.
- This makes Grande Prairie one of the youngest cities in Canada as Grande Prairie's median age is well below the national average of 41.6.
- There are more children under the age of 10 in Grande Prairie than adults aged 65 and over.
- Grande Prairie had a 9.3% increase in the number of private dwellings from 2021 to 2025



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

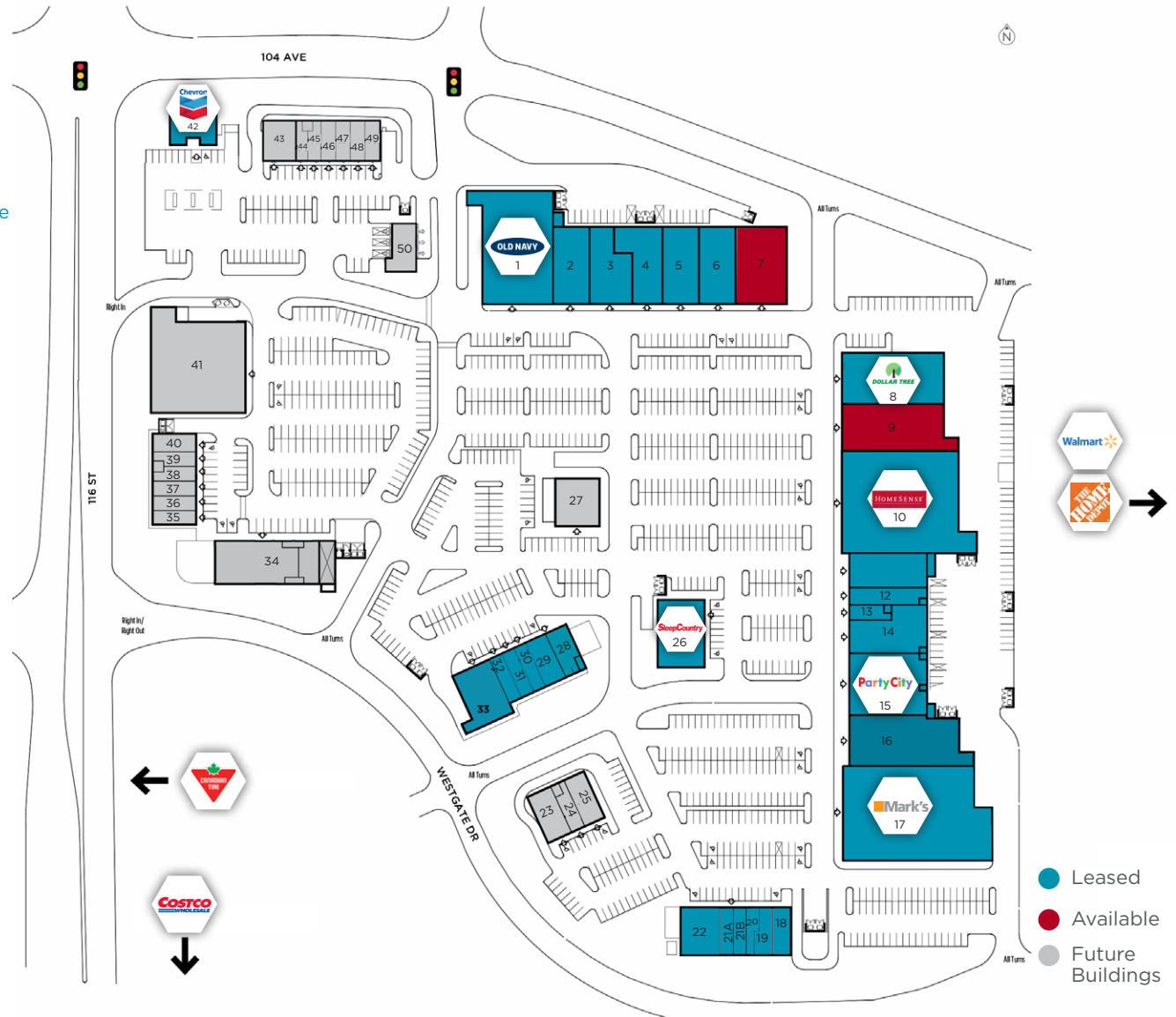


TOTAL EXPENDITURE

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 | Specsavers |
| 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 | The Drop Rideshop | 41 | 16,500 SF Available |
| 17 | Mark's Work Warehouse | 42 | Chevron |
| 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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