

MULTIPLE PRIME RETAIL OPPORTUNITIES AVAILABLE

SPACE AVAILABLE FROM 1,200 SF TO 25,000 SF

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 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

## 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	21	2,400 SF Available
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	26	Sleep Country
6	La Vie en Rose	27	4,000 SF Available
7	7,450 SF Available	28	1,990 SF Available
8	Dollar Tree	29	Plantlife
9	9,410 SF Available	30	Supplement King
10	HomeSense	31	COBS Bread Bakery
11	Carter's   OshKosh	32	Q-Nails
12	Chatters	33	Liquor Depot
13	Dr. Phone Fix	34	11,500 SF Available
14	Bulk Barn	35-40	7,300 SF Available
15	Party City	41	16,500 SF Available
16	10,755 SF Available	42	Parkland Fuel
17	25,000 SF Available May 1, 2023	43	2,475 SF Available
18	Harvey's	44-49	8,600 SF Available
19 - 20	The Bone & Biscuit	50	2,350 SF Available



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