

THE SHOPS OF TRADER RIDGE

Northwest Corner of 132 Avenue
& 100 Street, Grande Prairie, AB

Exceptional opportunity to acquire a recently constructed, well tenanted, retail shadow anchored grocery centre with two future building opportunities in one of Grande Prairie's strongest highway frontage retail corridors

ASKING PRICE: \$14.6 MILLION

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OVERVIEW

Shadow anchored by a recently constructed CO-OP Grocery Store, Gas Bar, Convenience Store and Liquor Store. Other tenants include Starbucks, Popeye's Chicken, Bone and Biscuit, Panago Pizza, BarBurrito, Lucid Cannabis, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and iNails!

Located in the heart of North Grande Prairie expanding residential and commercial districts

Traffic count at this intersection is in excess of 34,102 (2020) vehicles per day

Grande Prairie currently has 72,688 residents

Trade area of 300,000 people

Average household income of \$135,647 (3 km radius)

One of the youngest populations in Canada with a median age of 34.4 years

+/- 2 acres of additional land highly improved with two building sites prepared and ready (12,991 SF & 4,500 SF)

In place net contract income is \$919,200

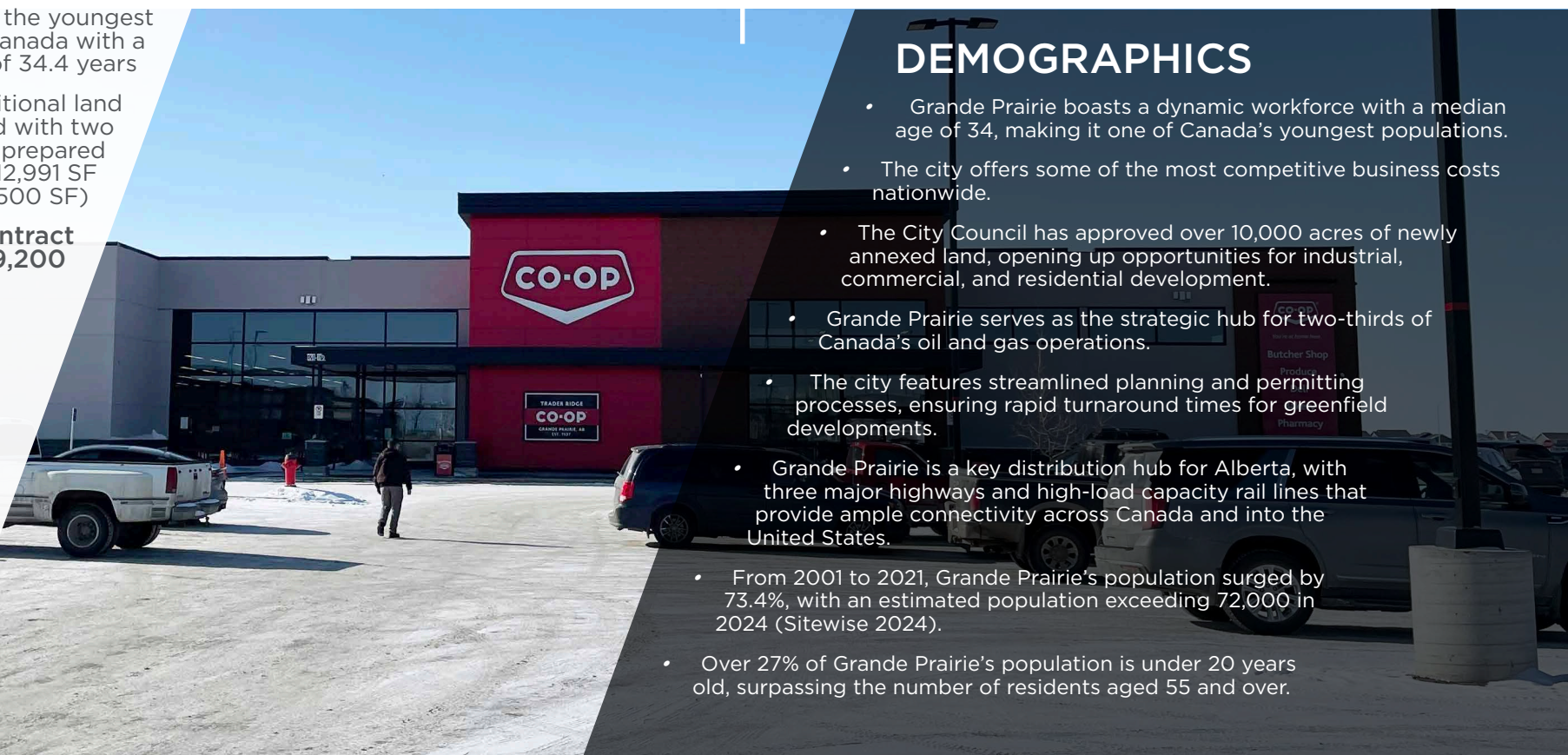


[The Shops of Trader Ridge \(Click Here\)](#)



DEMOGRAPHICS

- Grande Prairie boasts a dynamic workforce with a median age of 34, making it one of Canada's youngest populations.
- The city offers some of the most competitive business costs nationwide.
- The City Council has approved over 10,000 acres of newly annexed land, opening up opportunities for industrial, commercial, and residential development.
- Grande Prairie serves as the strategic hub for two-thirds of Canada's oil and gas operations.
- The city features streamlined planning and permitting processes, ensuring rapid turnaround times for greenfield developments.
- Grande Prairie is a key distribution hub for Alberta, with three major highways and high-load capacity rail lines that provide ample connectivity across Canada and into the United States.
- From 2001 to 2021, Grande Prairie's population surged by 73.4%, with an estimated population exceeding 72,000 in 2024 (Sitewise 2024).
- Over 27% of Grande Prairie's population is under 20 years old, surpassing the number of residents aged 55 and over.



SITE PHOTOS



AERIAL



SITE

WHISPERING RIDGE SCHOOL

ST. JOHN PAUL II SCHOOL

ST. CATHERINE SCHOOL

ROY BICKEL PUBLIC SCHOOL

WESTGATE CENTRE



100 AVENUE

HIGHWAY 43

132 AVENUE (14,381 VPD)

100 STREET (34,102 VPD)

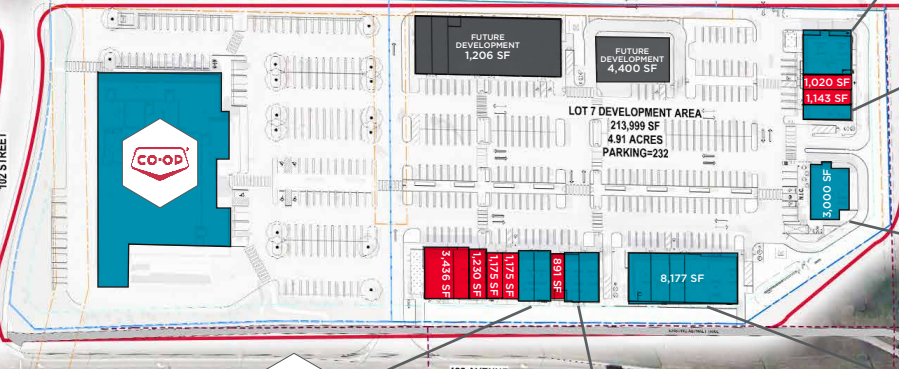
116 AVENUE

GATEWAY POWER CENTRE



SITE PLAN

- VACANT
- LEASED
- FUTURE DEVELOPMENT



CO-OP
Gas Bars

WINE • SPIRITS • BEER

CO-OP
CAR WASH

barBURRITO

Thai express

LUCID
PRODUCTS

CHUBBS

panaGo

the Bone & Biscuit co.

DENTIST

PRairie KEBAB

LUX NAILS

STARBUCKS COFFEE

江戸 Edo Japan

LOUISIANA KITCHEN

POPEYES



PROPERTY DESIGN CONCEPTS



BUILDING DESIGN CONCEPTS





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