

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: \$17.9 MILLION

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OVERVIEW

Shadow anchored by a recently constructed CO-OP Grocery Store, Gas Bar, Convenience Store and Liquor Store. 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's expanding residential and commercial districts

Traffic count at this intersection is in excess of 28,812 (2025) vehicles per day

Grande Prairie currently has 72,146 residents

Trade area of 299,301 people

Average household income of \$147,781 (3 km radius)

One of the youngest populations in Canada with a median age of 35.3 years

± 2 acres of partially developed land, highly improved with two building sites prepared and ready (12,991 SF & 4,500 SF). Lease offer pending for a 12,000 SF daycare

Stabilized Net Operating Income:
\$1,066,850

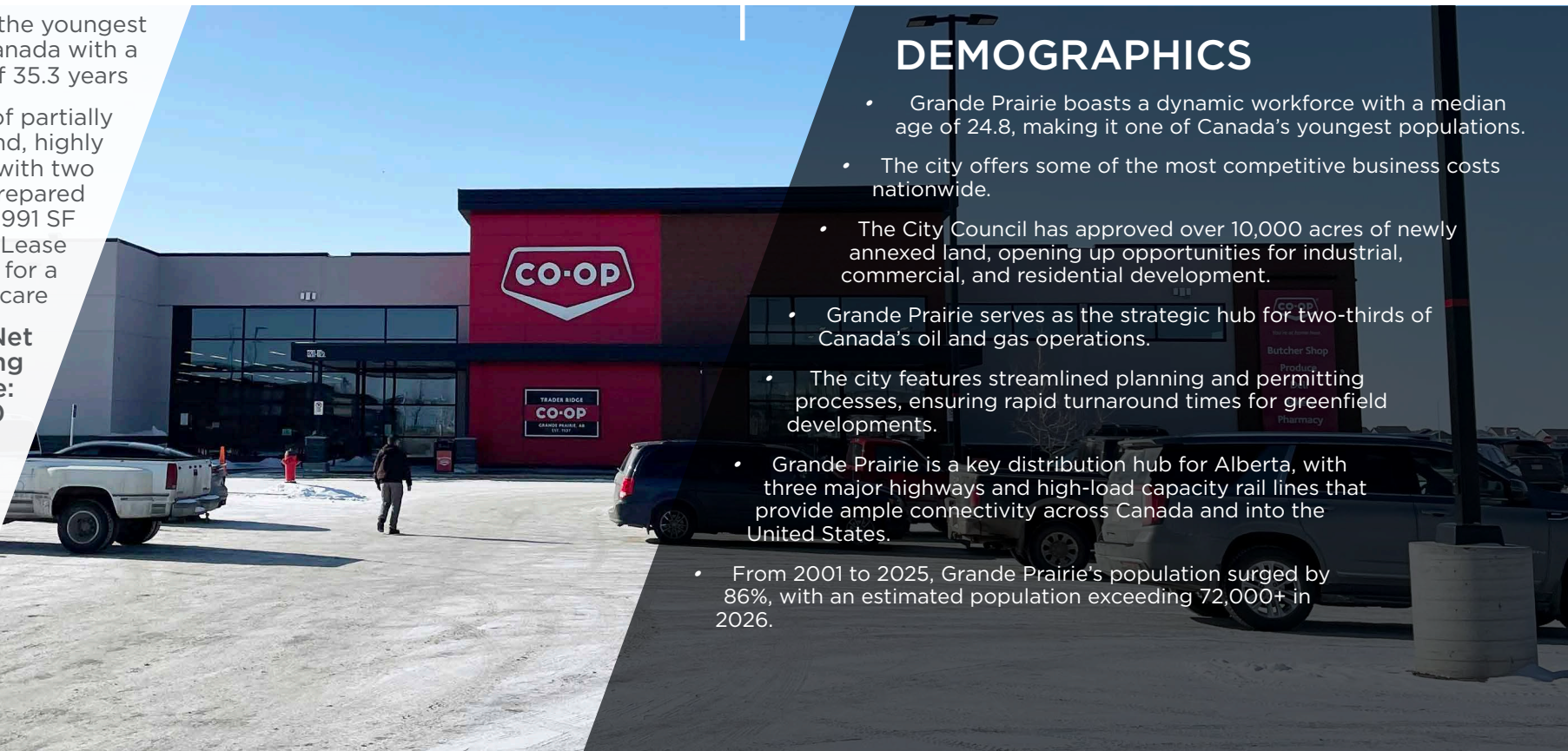


[The Shops of Trader Ridge \(Click Here\)](#)



DEMOGRAPHICS

- Grande Prairie boasts a dynamic workforce with a median age of 24.8, 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 2025, Grande Prairie's population surged by 86%, with an estimated population exceeding 72,000+ in 2026.



SITE PHOTOS



AERIAL



SITE

WHISPERING
RIDGE
SCHOOL

ST. JOHN
PAUL II
SCHOOL

132 AVENUE


PRAIRIE MALL


GPA
GRANDE PRAIRIE AIRPORT

WESTGATE
CENTRE

ST. CATHERINE
SCHOOL

100 STREET

ROY BICKEL
PUBLIC
SCHOOL


PRAIRIE MALL

116 AVENUE

GATEWAY
POWER
CENTRE


CANADIAN
TIRE


Walmart
Supercenter


MELCOR
REIT

100 AVENUE

HIGHWAY 43


COSTCO
WHOLESALE


THE
HOME
DEPOT

116 AVENUE

SURROUNDING OPPORTUNITIES



CITY OF GRANDE PRAIRIE TO BUILD
155,000 SF RECREATIONAL CENTRE

590 APARTMENT UNITS
UNDER CONTRUCTION 2025/2026

STORM POND

104 AVENUE

PETRO CANADA
2026 CONSTRUCTION

245 APARTMENT UNITS
UNDER CONSTRUCTION 2025

WINDSOR FORD

190 APARTMENT UNITS
UNDER CONSTRUCTION 2025

HIGHWAY 43 (100 STREET)

CO-OP LIQUOR,
CONVENIENCE,
AND GAS BAR

+/- 2 ACRE BRANDED
HOTEL SITE

CO-OP GROCERY

+/- 2 ACRE BRANDED
HOTEL SITE

12,000 SF DAYCARE
CENTRE

SOLD

132 AVENUE

SHOPPES OF
TRADER RIDGE

SITE PLAN

- VACANT
- LEASED
- FUTURE DEVELOPMENT

TRADERIDGE APARTMENTS
"UNDER CONSTRUCTION"

SITE 2
146,230 SF
3.356 ACRES

PHASE 1 TRADER RIDGE APARTMENTS
(1,005 UNITS WHEN FULLY BUILT OUT)

NEW 3000 GAL PETROLEUM TANK

102 STREET

CONDITIONAL
12,000 SF
DAYCARE PRESUIT

CO-OP

LOT 7 DEVELOPMENT AREA
213,599 SF
4.91 ACRES
PARKING=232

3,456 SF

1,725 SF

895 SF

8,177 SF

1,020 SF

5,000 SF

102 STREET

132 AVENUE

LUX NAILS

STARBUCKS COFFEE

RADICAL
Street Wear

edo
japan

LOUISIANA
STICKIES

POPEYES

100 STREET

CO-OP
Gas Bars

WINE • SPIRITS • BEER

CO-OP
CAR WASH

CO-OP

Ben & Florentine

TRADER RIDGE APARTMENT LEASING OFFICE

barBURRITO

LUCID

panaGo

PRAIRIE KEBAB

Thai express

CHUBBS

the Bone & Biscuit co.

DENTIST



PROPERTY DESIGN CONCEPTS



BUILDING DESIGN CONCEPTS





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