



PROPERTY LEASING BROCHURE

DAN CLARK

Personal Real Estate Corporation

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# **PROJECT SUMMARY**

The Tri-City Mall is located in Cold Lake, Alberta, approximately 240 km northeast of the City of Edmonton and 132 km north of Lloydminster. Strategically placed, Tri-City Mall is located along Highway #28, between North and South Cold Lake to service the entire residential populace.

- New pad (Building 6), with opprtunities from 2,500 -5.500 SF.
- Cold Lake is an important oil industry centre of operations, has one of the largest Armed Forces bases in Canada, and is a tourism centre with Western Canada's largest inland marina.
- Recent tenants that have opened at Tri-City Mall include: Winners, Sport Chek, Dollar Tree, Warehouse One. Ardene & Fire & Flower.

### HIGHLIGHTED **NEWS**



Cold Lake is about to boom Global News - May 26, 2023



Imperial Oil hoping Cold Lake carbon capture project will be running before 2030 CBC - Apr 28, 2023









#### **DETAILS**

# 450 - 11,058 SF (Mall) 503 (Building 2) 2,500 - 5,500 SF (New Pad - Building 6)

# CAM: \$12.95 PSF & TAX:\$2.50 PSF est. (Interior Mall) CAM: \$5.25 PSF & TAX: \$5.00 PSF est. (Exterior Mall)

# New 7,780 SF Pad with Drive-Thru (Building 5) - 100% LEASED

# Includes 15% Mgt. Admin Fee

# Hwy 28: 4,940 VPD

# Contact Listing Agents for Rates

#### **AREA TENANTS**













#### **DEMOGRAPHICS**

	TRADE AREA	5KM	10KM	50KM
2023 Population	80,047	16,286	17,869	37,673
2028 Population	81,307	17,157	19,064	39,292
2023 Average HH Income	\$112,945	\$125,020	\$127,722	\$123,923

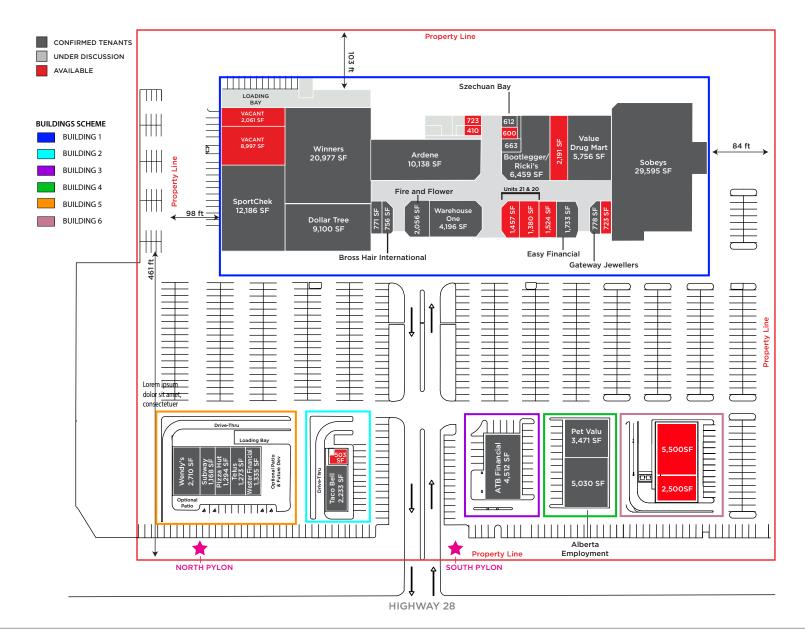
#### **DAN CLARK**

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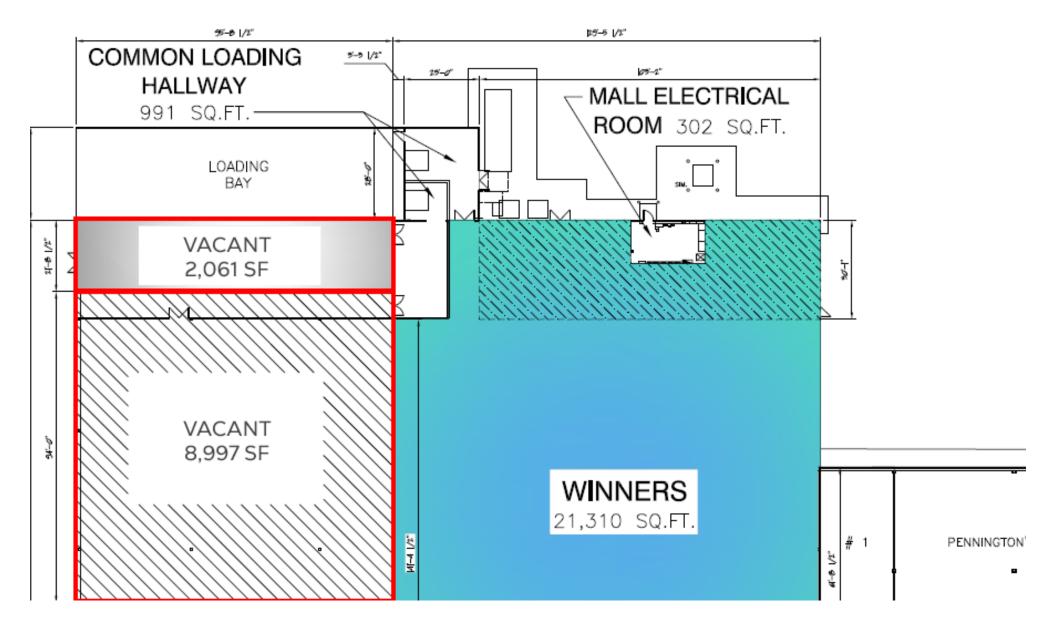
604.628.2577 dan@sitings.ca



#### SITE PLAN

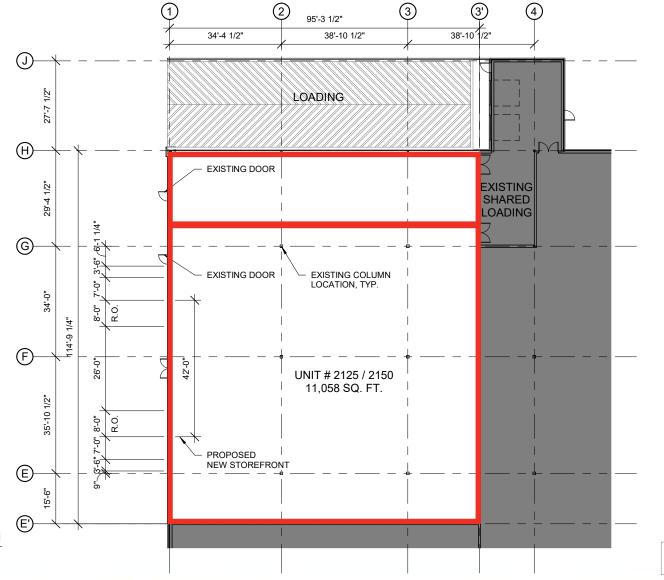


## **BUILDING 1 - UNITS 2125/2150 FLOOR PLAN**





## BUILDING 1 - UNITS 2125/2150 FLOOR PLAN

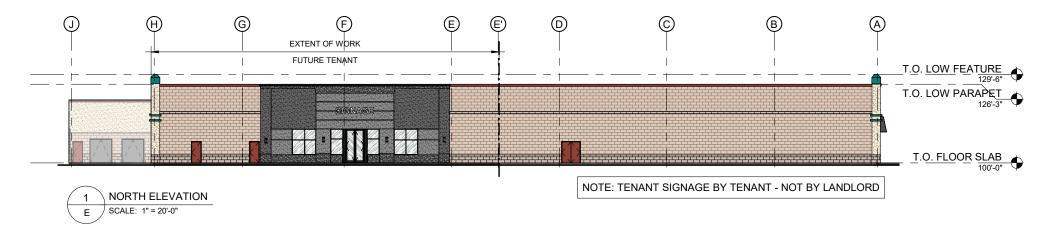






2024/02/28

### **BUILDING 1 - ELEVATIONS**





EXISTING WEST ELEVATION SCALE: 1" = 20'-0"



### **BUILDING 2**

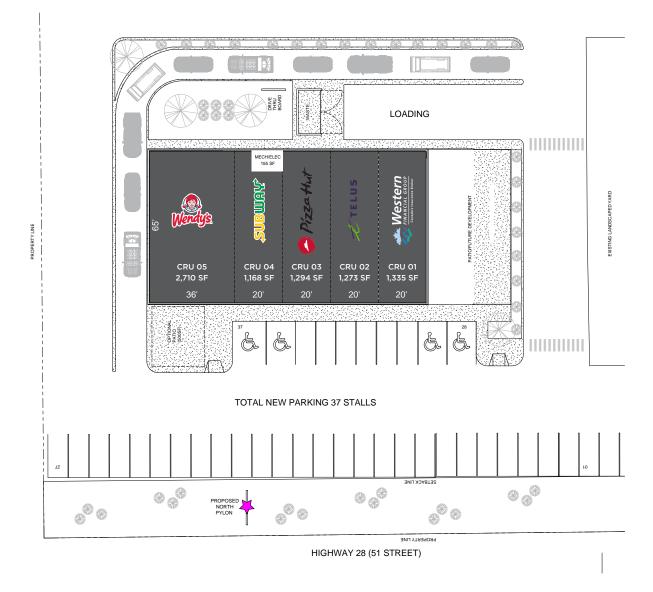


### **NEW PAD PLAN - BUILDING 5**

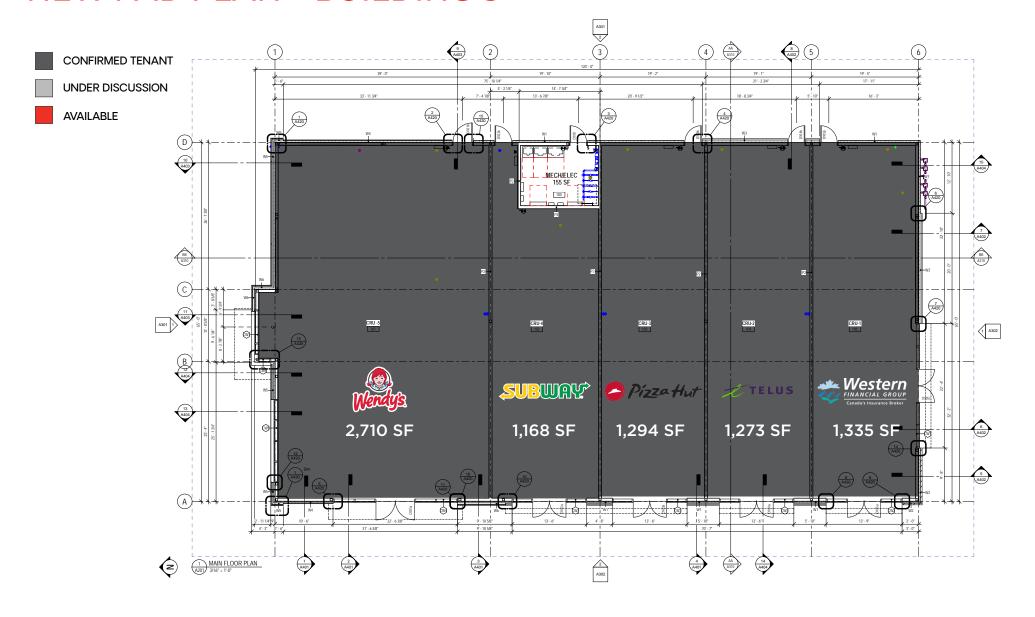
CONFIRMED TENANT

UNDER DISCUSSION

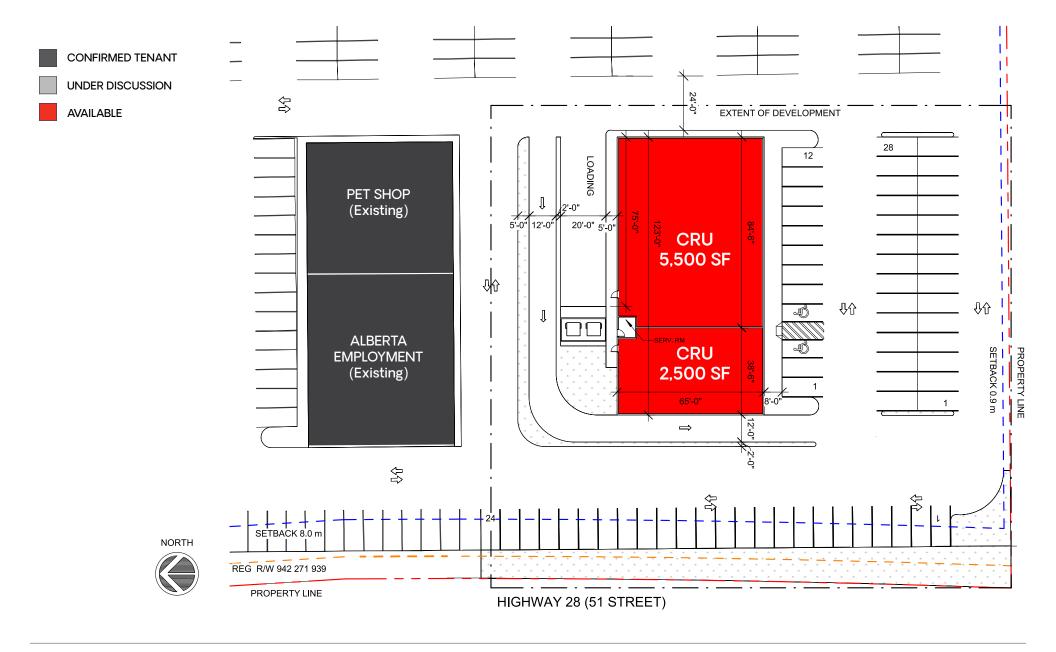
AVAILABLE



### **NEW PAD PLAN - BUILDING 5**



### **NEW PAD PLAN - BUILDING 6**



# JOIN WENDY'S, SUBWAY, AND PIZZA HUT, & TACO BELL









## **NEW PAD - BUILDING 6**









## **NEW PAD - BUILDING 6**

















#### **PYLON SIGNAGE**

#### **PYLON RATES**

Large Panel: \$425.00/month Medium Panel: \$300.00/month Small Panel: \$125.00/month

#### **NORTH PYLON SOUTH PYLON** 17'-11 11/16" 17'-11 11/16" 5,479 mm 5,479 mm 2'-8'/s' 835 mm Sobeyr TENANT WINNERS TENANT **SPORTCHEK** TENANT 37-6\* 11,430 mm DOLLAR TREE TENANT Guardian TENANT TENANT PHARMACY WAREHOUSE TENANT TENANT TENANT Gate way Jeweller FOOD COURT 6'-0" 5'-0" 1.829 mm 1.829 mm 6'-0" 6'-0" 1,829 mm 1,829 mm 12'-0" 12'-0" 2'-9" 563 mm 3660 mm 838 mm 838 mm 3660 mm 2 V2" 2 1/2" 2 1/2° 66 mm 21/2° 66 mm

### **PYLON SIGNAGE**

#### **NORTH PYLON**



#### **SOUTH PYLON**





### **AERIAL**



### **DEMOGRAPHICS**

