

3,463 SF - 7,016 SF RESTAURANT WITH PATIO OPPORTUNITY

AVAILABLE IMMEDIATELY

FOR LEASE

THE SHOPS AT TRADER RIDGE

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

Cushman & Wakefield Edmonton

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OVERVIEW

Join CO-OP Grocery, Gas Bar, Convenience Store & Liquor Store, Starbucks, Popeye's Chicken, Bone & Biscuit, Panago Pizza, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and Lux Nails!

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

Traffic count at 100 street is in excess of 21,580 (2025) vehicles per day

Grande Prairie currently has 44,314 residents

Trade area of 289,000 people

Average household income of \$147,065 (3 km radius)

One of the youngest populations in Canada with a median age of 35.5 years

Additional Rent: \$20.00 per SF including management fees (2025 est.)



YouTube

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

DEMOGRAPHICS

- 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



SITE PHOTOS



PATIO AREA



AERIAL

SITE

WHISPERING
RIDGE
SCHOOL

THIS
INTERSECTION
SEES 28,812
VPD (2024)

ST. JOHN
PAUL II
SCHOOL

132 AVENUE

PRAIRIE MALL

GPA
GRANDE PRAIRIE AIRPORT

WESTGATE
CENTRE

ST. CATHERINE
SCHOOL

ROY BICKEL
PUBLIC
SCHOOL

100 STREET

116 AVENUE

CANADIAN
TIRE

Walmart
Supercenter

MELCOR | REIT

GATEWAY
POWER
CENTRE

100 AVENUE

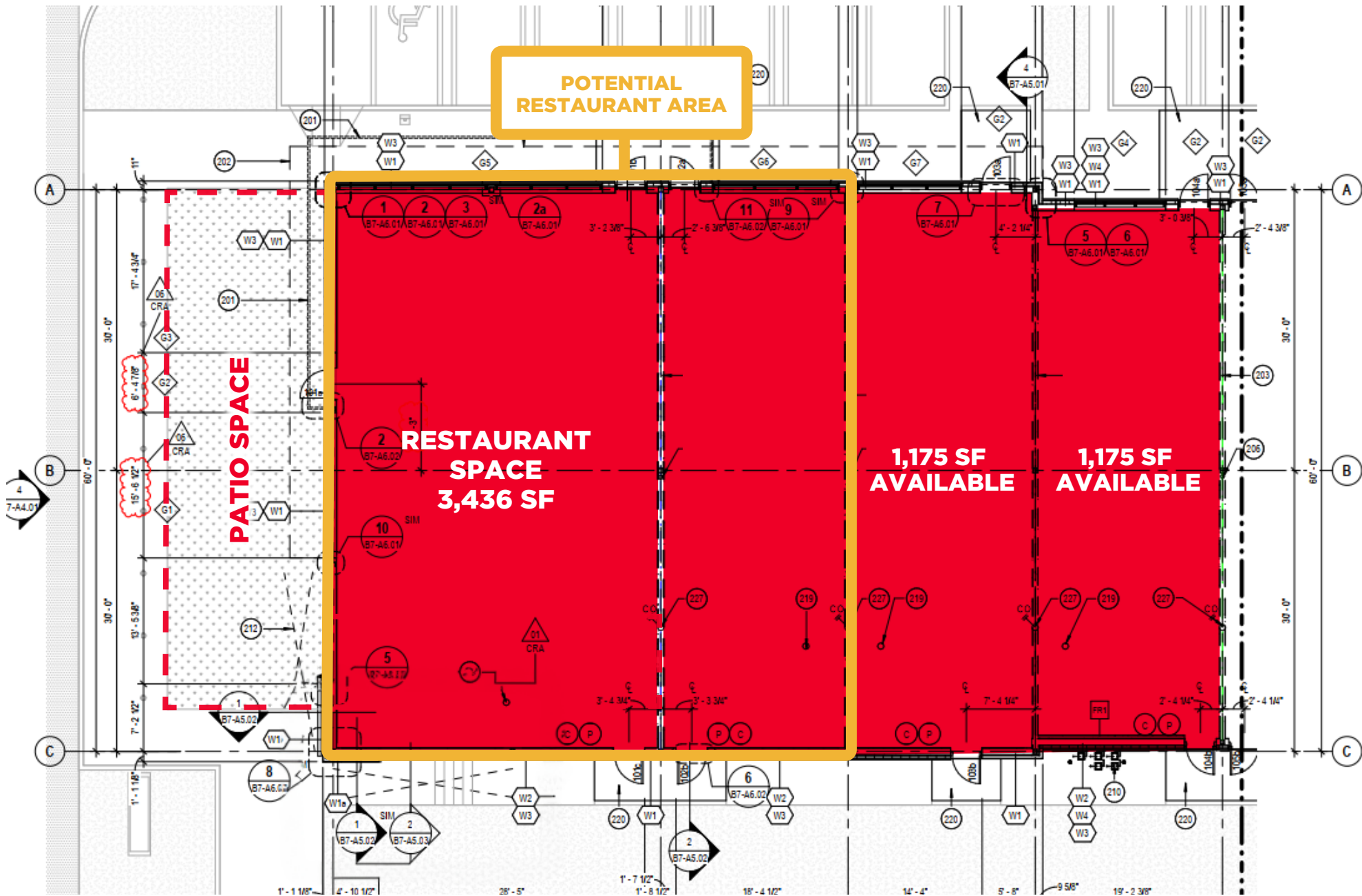
HIGHWAY 43

COSTCO
WHOLESALE

THE
HOME
DEPOT



RESTAURANT PLAN - UP TO 7016 SF



SITE PLAN



CUSHMAN & WAKEFIELD
Edmonton

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