

**AVISON
YOUNG**

Retail for Lease
South 40 Shopping Centre
Grande Prairie, AB

Premier South Grande Prairie Shopping Center

973 & 1,120 SF Available



DOLLARAMA

Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Associate Director
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

avisonyoung.com

Site Plan

- 1 No Frills
- 2 Real Canadian Liquor Store
- 3 No Frills Gas Bar
- 4 Subway
T&T Nails
Spirit Leaf
Cora Breakfast and Lunch
- 5 Lube City
- 6 Chopped Leaf
Edo
973 SF AVAILABLE
South 40 Dental
St. Louis Bar & Grill
- 7 Dollarama
- 8 RBC
- 9 Dragon Chef Restaurant
Quesada Burritos & Tacos
Pet Valu
- 10 McDonald's
- 11 Shopper's Drug Mart
Tip Top Barber
Europa Deli
Day Spa
Value Vape
1,120 SF AVAILABLE
Papa John's
Coco
Original Joe's
- 12 FUTURE SPACE
- 13 Servus Credit Union
- 14 Carl's Jr
- 15 Tim Hortons

A retailer's paradise

A 22 acre shopping centre strategically located at the intersection of 108 Street/Highway 43 and 84 Avenue with 35,856 vehicles per day (2022).

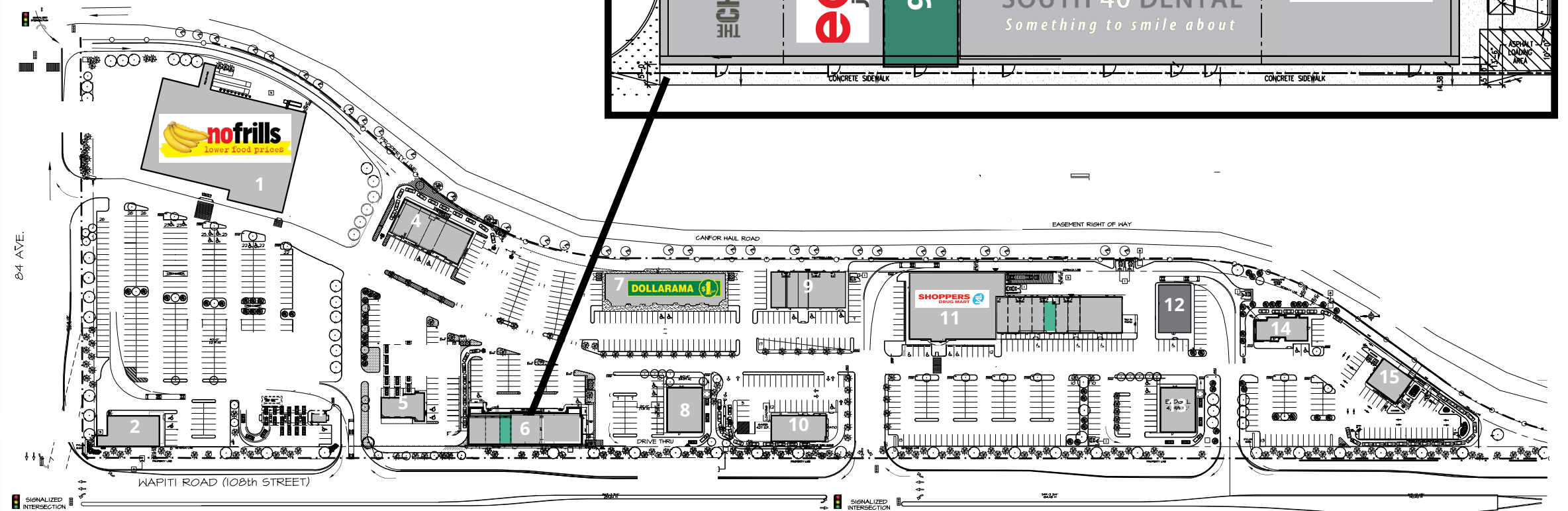
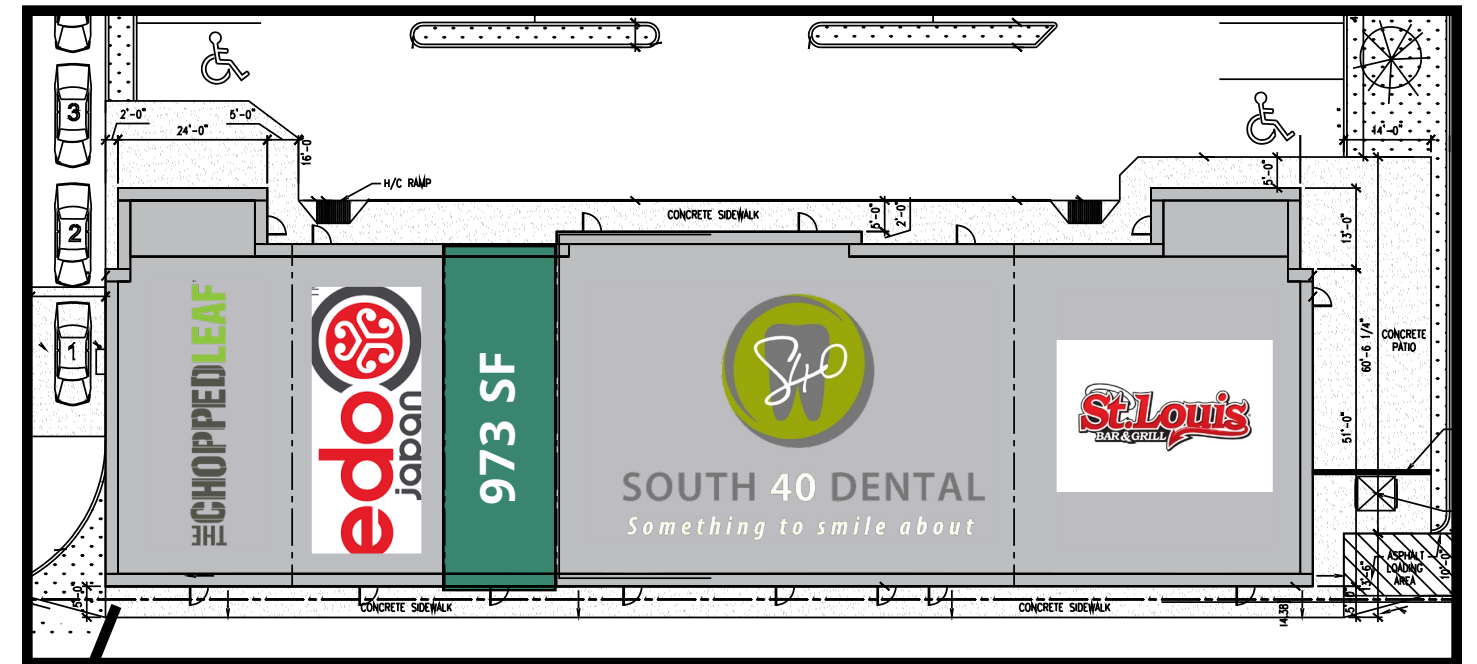
Shadow anchored by Loblaws' No Frills Grocery Store, tenants include Shoppers Drug Mart, Dollarama, Royal Bank, Servus Credit Union, McDonald's, Tim Horton's, and Original Joe's.

South 40 Shopping Centre

South 40 Tenants



Very unique opportunity to situate in an established node adjacent to a major business/industrial district with a large daytime business population.



Leased
 Available
 Pending
 Under negotiation
 Future

For Lease

Optimal Location

The site benefits from strong projected growth in the city's southwest residential node. South 40 has a daytime population of 42,377 people (2023) within a 3 km radius of the shopping centre. There are 36,944 people (2023) that live within a 7 minute drive of the shopping centre.

Site sits in close proximity to the Grande Prairie Multiplex, a 260,000 sf centre consisting of aquatics and fitness areas including:

- Swimming Lanes and Play Pools
- Fitness Centre
- Walking/Running Track
- Squash & Racquetball Courts
- Field House for various sports



Total Trade Area Population*
295,079



City of Grande Prairie Population
68,572



Average household income*
\$120,000



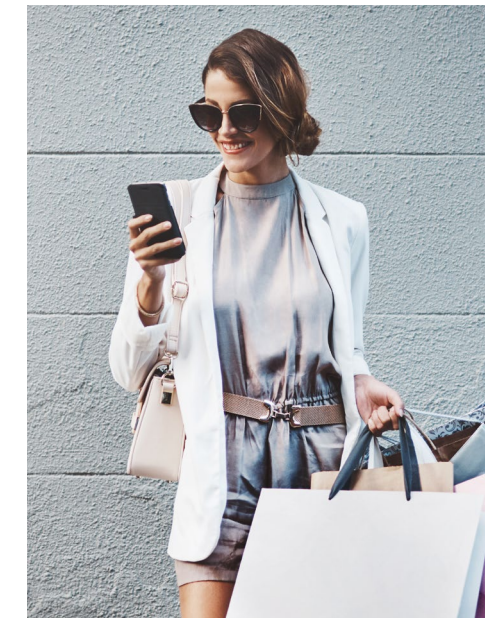
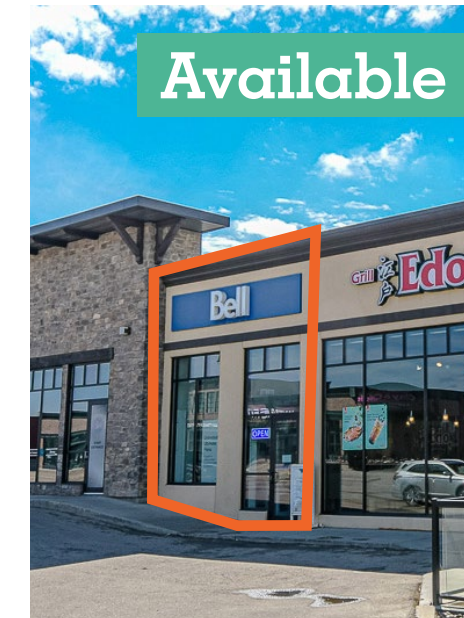
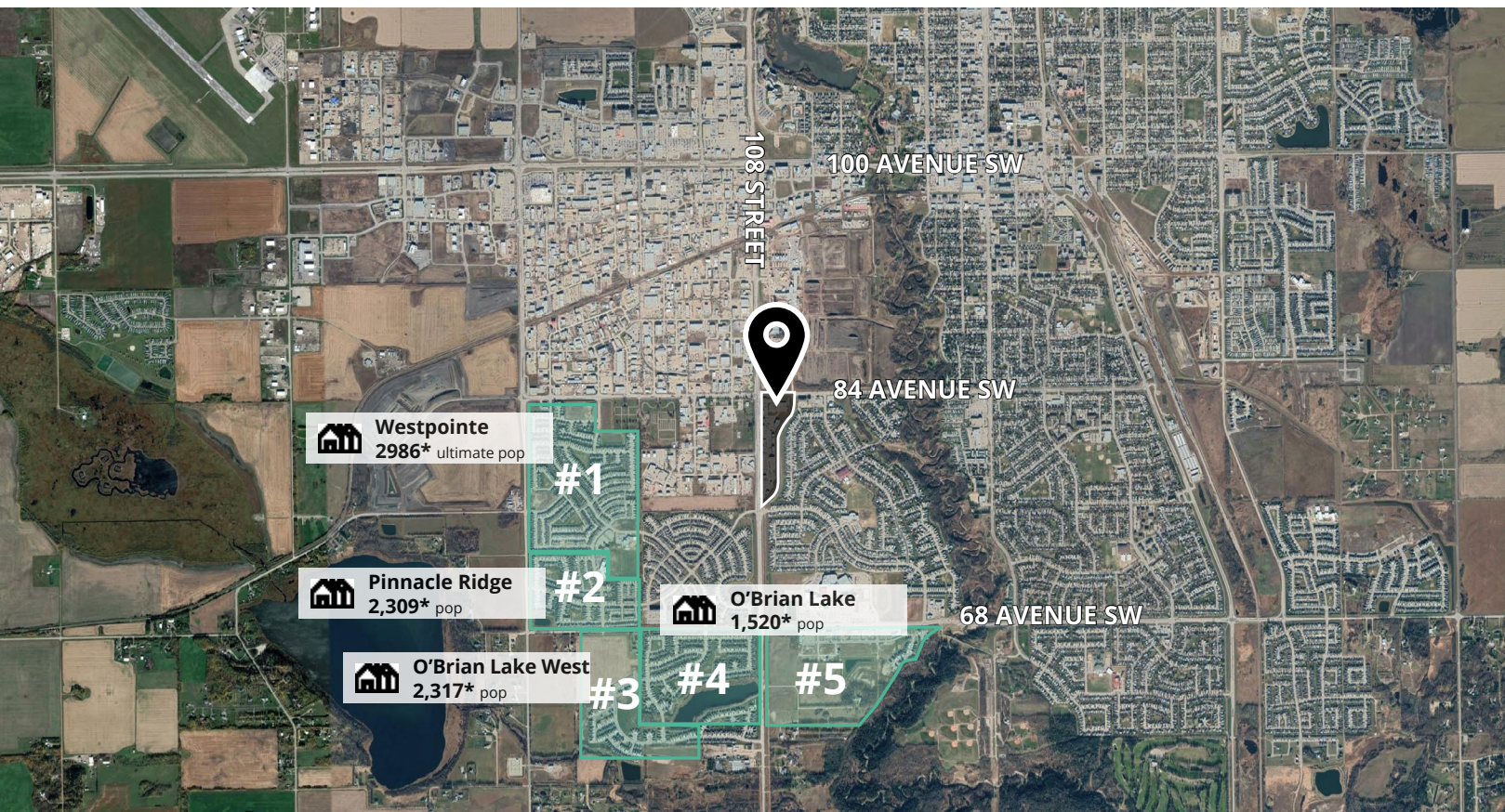
Major Transit Route along 84 Avenue

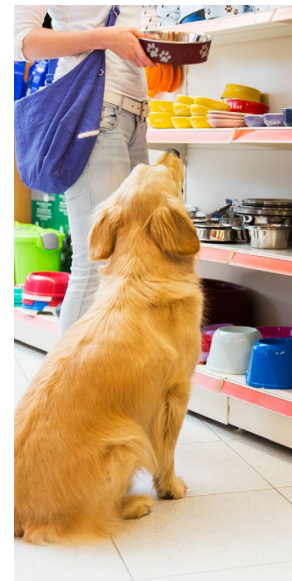
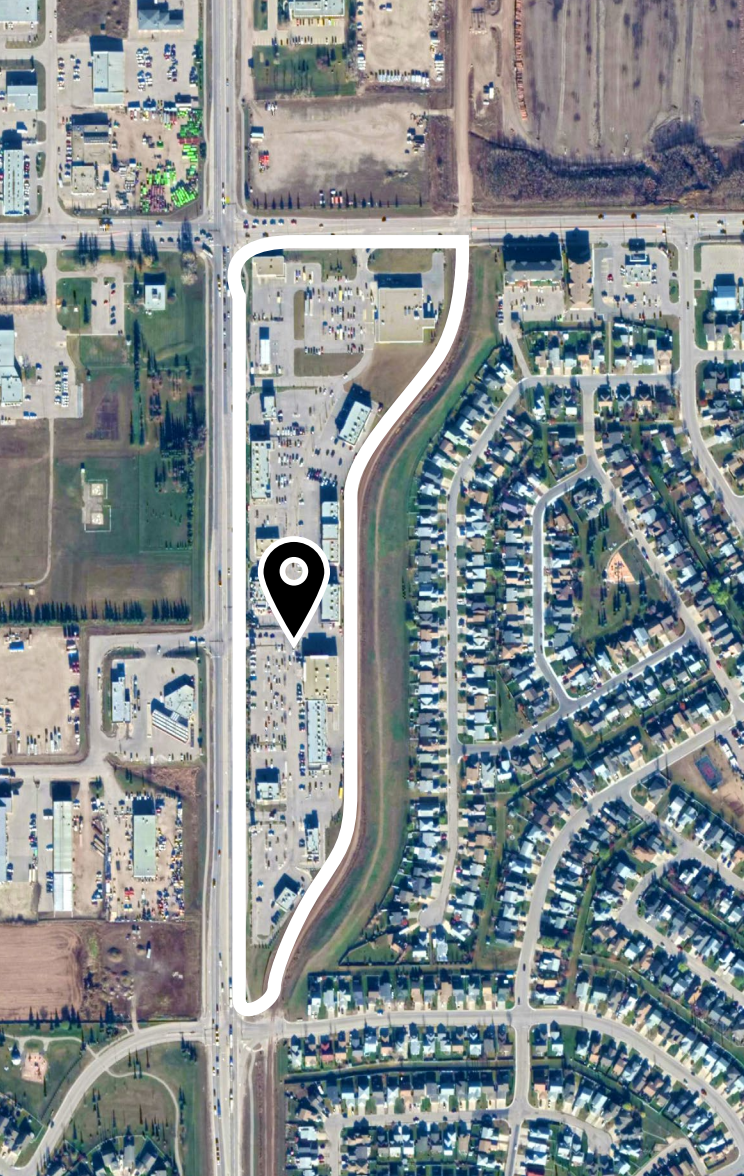


Grande Prairie Airport: 5 min Drive



The new regional hospital and cancer centre in Grande Prairie opened in December 2021. The hospital functions as a regional referral centre for northwestern Alberta residents and is the most northerly hospital of its size in all of Canada.





For more information

Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Associate Director
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

Visit us online
avisonyoung.com

(c) 2024 Avison Young Commercial Real Estate Services, LP All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB T5J 0J4 | 780 428 7850

**AVISON
YOUNG**