

| 2,113 SF |

RETAIL FOR LEASE



COBBLESTONE LANE 9910 92 Street, Grande Prairie, AB

- **High exposure shopping centre**
- 2,113 square foot fully fixtured restaurant space available
- Located directly on the intersection of 92 Street and 100 Avenue
- Anchored by Shoppers Drug Mart, TD Bank and Starbucks, shadow anchored by Freshco Grocer

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COMMERCIAL

PROPERTY FEATURES

Vacancy	2,113 SF (fixtured restaurant space)
Available	60 days notice
Municipal	#107, 9910 92 Street, Grande Prairie, AB
Legal	Plan 0620727, Block 101, Lot 91
Zoning	GC – General Commercial
Basic Rent	Negotiable
Op Costs	Tax: \$6.94 PSF CAM: \$8.90 PSF



SPACE PLAN

2,113 SF
(FIXTURED RESTAURANT)



HIGH EXPOSURE



FRESHCO SHADOW ANCHORED



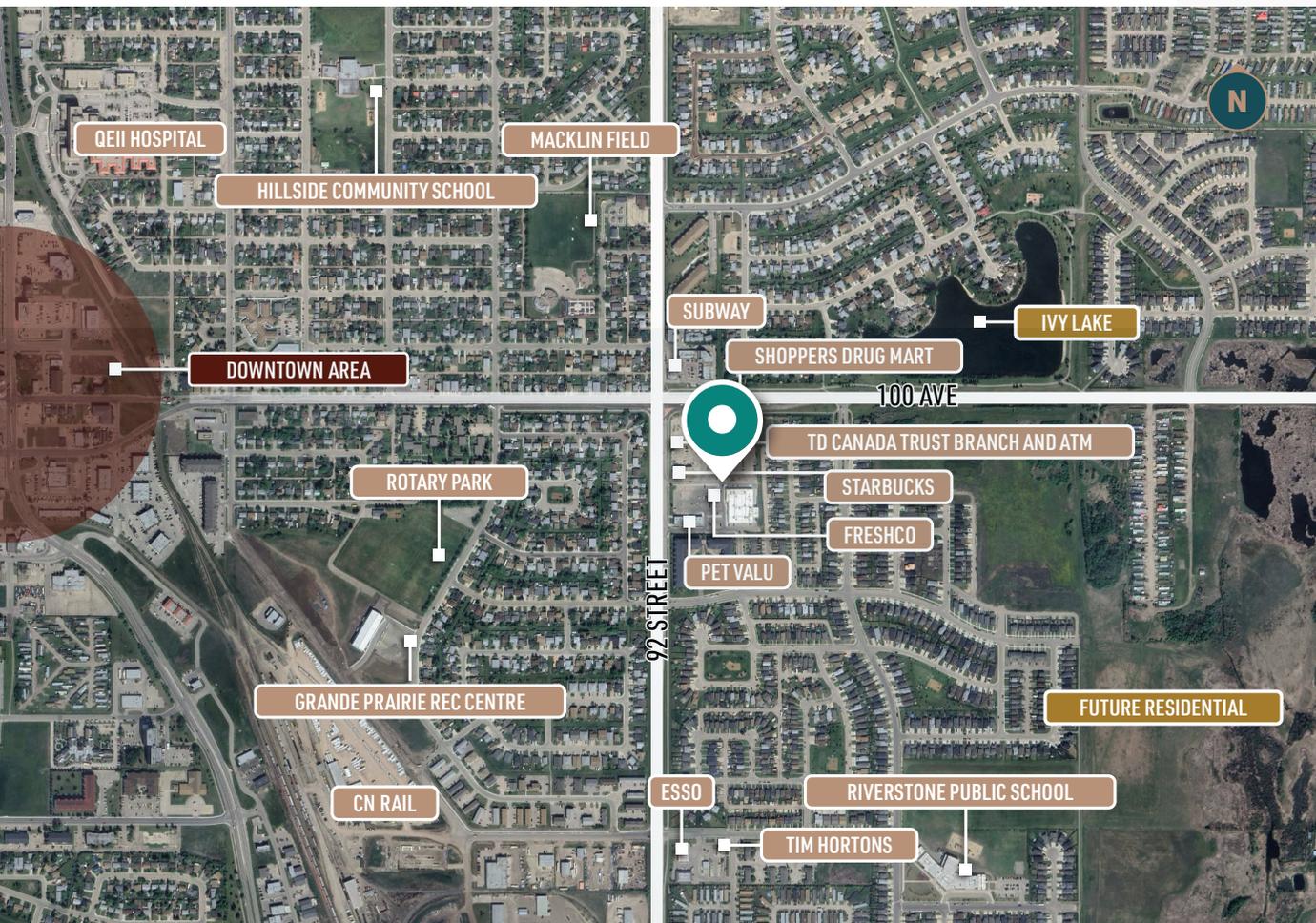
AMPLE SURFACE PARKING

AVAILABLE UNIT AT COBBLESTONE LANE

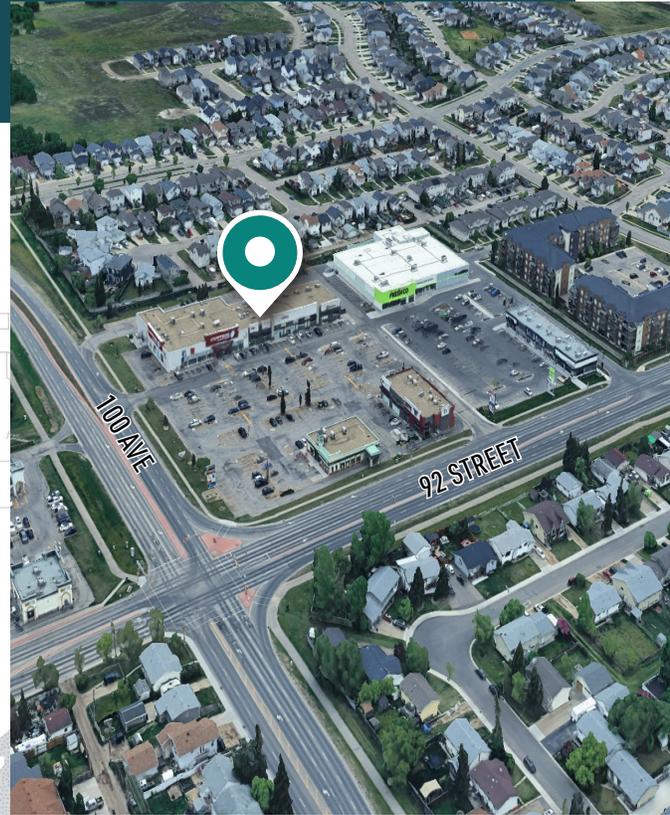
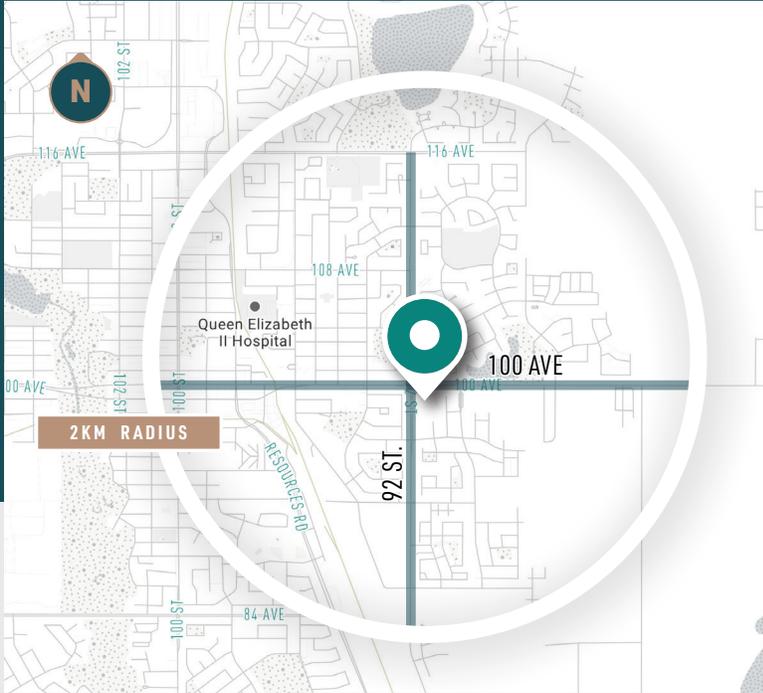
Cobblestone Lane is a prominent shopping centre located on the southwest corner of 92 Street and 100 Avenue. The centre is anchored by strong national tenants including Shoppers Drug Mart, TD Bank and Starbucks. A grocery store shadow anchors the property, with a recently opened Freshco bordering the site.

Grande Prairie is the seventh-largest city in Alberta, with a population over 70,000 (2024 census).

One of the fastest-growing cities in the province, it is located approximately 456 km northwest of Edmonton. The city enjoys a high average income and an abundance of opportunities for employment in the main economic industries of forestry, agriculture and oil and gas. With the surrounding area home to 25% of the province's active drilling rigs, Grande Prairie enjoys a massive influx of working age population, which in turns drives demand for services.



IDEALLY SITUATED



+ 29,774 VPD ON 92 STREET & 100 AVENUE

AREA DEMOGRAPHICS

2 KM RADIUS

22,835

DAYTIME POPULATION

23,357 residents
3.2% growth (2018-2025)
8.2% projected growth (2025-2030)

33.6%

20-39 YRS

0-19 yrs = 25.6%
40-59 yrs = 24.2%
60+ yrs = 16.6%

\$129,381

AVERAGE HOUSEHOLD INCOME

20.0% earn \$60-100,000
54.2% earn \$100,000+

29,774

VPD ON THE INTERSECTION

29,774 VPD on intersection
of 92 Street & 100 Avenue

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