



For Lease

Prairie Ridge Centre

12441 – 99th Street
Grande Prairie, Alberta

Grocery Shadow Anchored
Units from 1,020 up to 52,652 sq. ft.
Available immediately

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Property Details

Address	12441 99 Street Grande Prairie, AB			
Leasable Areas	13,107 SF	Units can be combined	20,144 SF	9,223 SF (C/L)
	13,122 SF		2,348 SF	1,020 SF (Leased)
	13,122 SF		1,336 SF	1,020 SF
	13,301 SF		3,924 SF	1,372 SF (U/O)
Lease Rate	Market			
Additional Rent PSF (2024 est.)	Op. Costs: \$6.21 Taxes: 4.99 = \$11.20			
Zoning	CA - Arterial Commercial District			
Centre Tenants	   			
Nearby Retailers	      			

Area Demographics

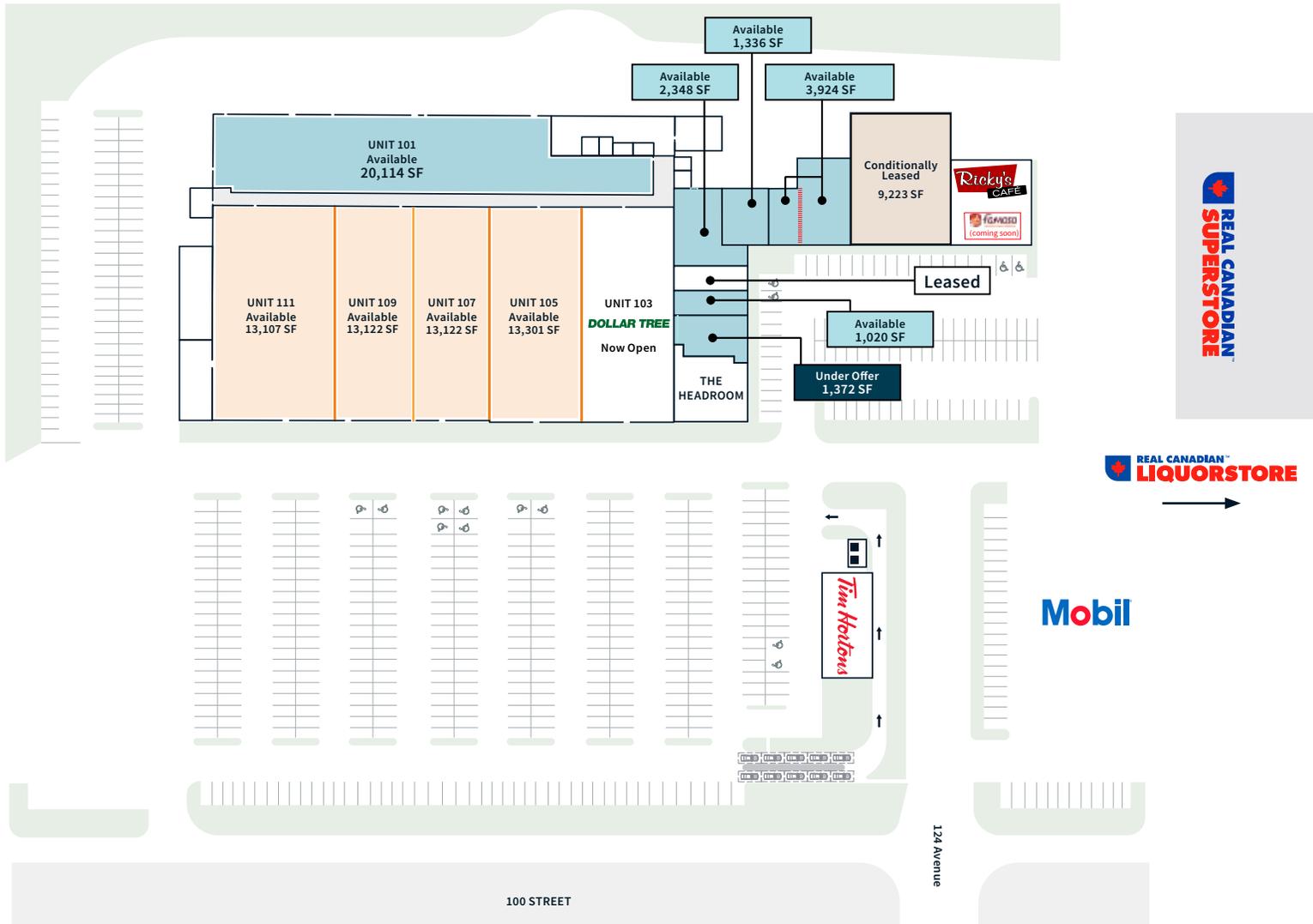
Source: Statistics Canada, 2023

	3 KM	5 KM
Total Population	10,763	44,539
Median Age	32.6	33.9
Total HH Spending	\$546,882,826	\$2,189,061,946
Average HH Income	\$131,092	\$127,219
Total Households	4,059	17,178

Property Highlights

- Located near Prairie Mall Shopping Centre and shadow anchored by Real Canadian Superstore
- Multiple formats are available for a variety of retail uses
- Recent storefront improvements, large format retail in new shell condition

■ Available
 ■ Under Offer
 ■ Conditionally Leased
 ■ Units can be combined



Property Photos & Sample Interior Condition

Property Highlights



Renovations Nearly Complete



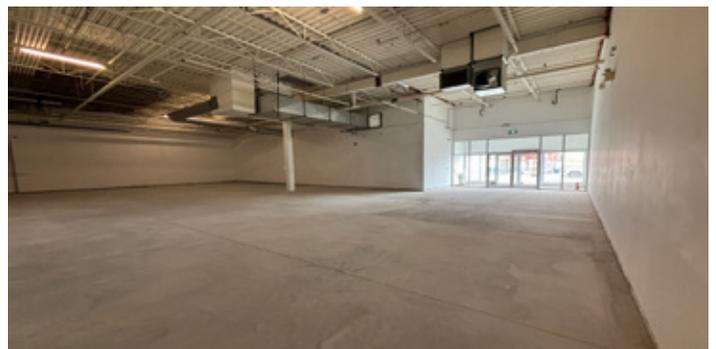
Shadow Anchored by Real Canadian Superstore



Prominent Storefront Signage Access



Clean Shell Condition



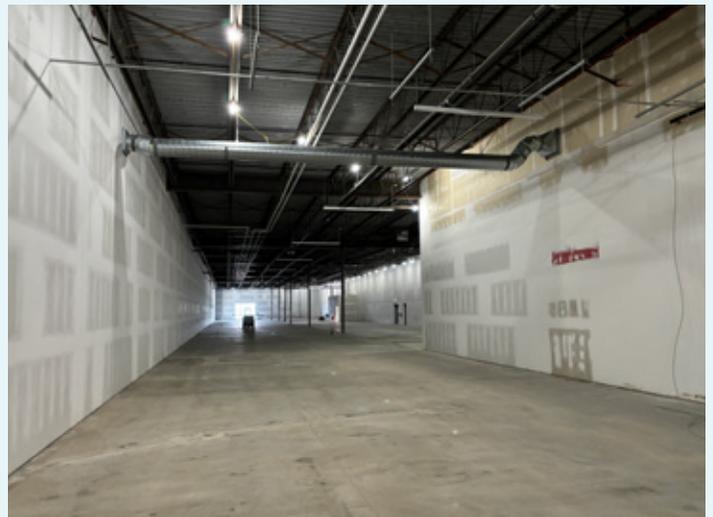
Sample Interior Photos



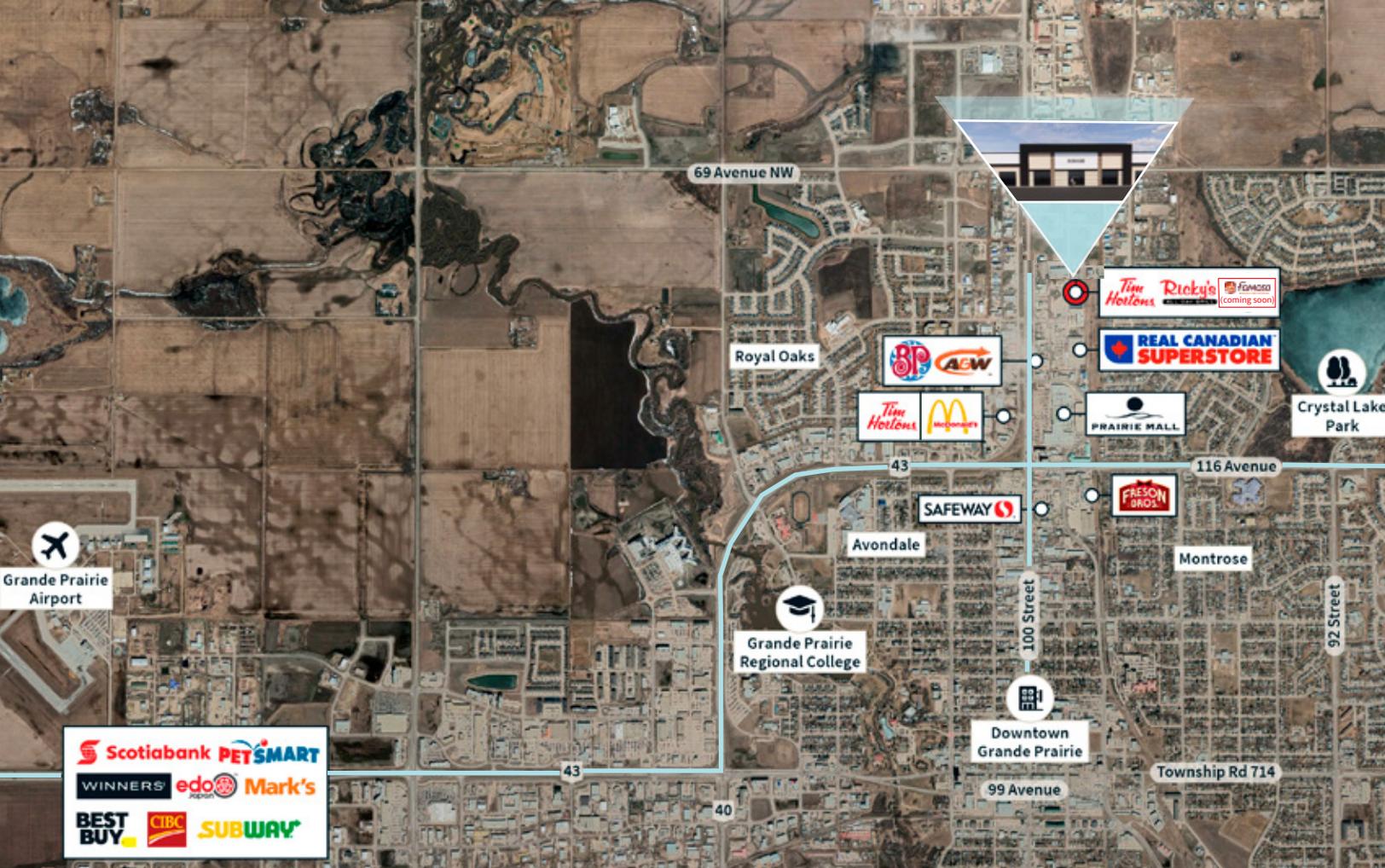
Open shell condition with the ability to subdivide



Convenient common loading corridor



Unit 101 interior shell



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