

FOR LEASE

# WESTGATE CENTRE

Highway 43 & 116 Street  
Grande Prairie, AB

**Cushman & Wakefield Edmonton**

Suite 2700, TD Tower  
10088 102 Avenue  
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cwedm.com

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**Cody Miner, B.COMM.**

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# OVERVIEW

Westgate Centre is a major retail development located in Grande Prairie's business and retail hub

Grande Prairie is one of the fastest growing cities in North America

Several opportunities are available for tenants in a wide range of sizes including CRU, mid-size box, restaurants, quick service food, fashion, and more

Multiple shadow anchors around the shopping centre such as Costco, Canadian Tire, The Home Depot, and Walmart Super-centre

**LEASE RATE**  
Market

**ADDITIONAL RENT**  
**OP COST**

\$5.52/SF excluding waste or \$6.26/SF including waste

**PROPERTY TAX**  
\$6.95/SF  
(estimated 2024)

**ZONING**  
C-4 Highway Commercial

**PARKING**  
1,123 stalls



# OVERVIEW

- The City of Grande Prairie's median age rose from 32 in 2016 to 34 in 2021.
- This makes Grande Prairie the youngest city in Canada with a population over 25K and the 9th youngest among cities with a population over 10K.
- There are more children under the age of 10 in Grande Prairie than adults aged 60 and over.
- Grande Prairie had a 4.8% increase in the number of private dwellings from 2016 to 2021.



# DEMOGRAPHICS



POPULATION		
1km	3km	5km
27	12,033	47,280



HOUSEHOLDS		
1km	3km	5km
5	4,611	17,811



AVERAGE INCOME		
1km	3km	5km
\$82,101	\$109,738	\$109,524



TOTAL EXPENDITURE		
1km	3km	5km
\$82,321	\$100,407	\$100,316

# SITE PLAN

- |         |                       |       |                     |
|---------|-----------------------|-------|---------------------|
| 1       | Old Navy              | 21B   | Bell Mobility       |
| 2       | Mastermind Toys       | 22    | Browns Social House |
| 3       | Maurices              | 23    | 2,500 SF Available  |
| 4       | Urban Barn            | 24    | 1,200 SF Available  |
| 5       | The Shoe Company      | 25    | 1,300 SF Available  |
| 6       | La Vie en Rose        | 26    | Sleep Country       |
| 7       | 7,450 SF Available    | 27    | 4,000 SF Available  |
| 8       | Dollar Tree           | 28    | 1,990 SF Available  |
| 9       | 9,410 SF Available    | 29    | Plantlife           |
| 10      | HomeSense             | 30    | Supplement King     |
| 11      | Carter's   OshKosh    | 31    | COBS Bread Bakery   |
| 12      | Chatters              | 32    | Q-Nails             |
| 13      | Dr. Phone Fix         | 33    | Liquor Depot        |
| 14      | Bulk Barn             | 34    | 11,500 SF Available |
| 15      | Party City            | 35-40 | 7,300 SF Available  |
| 16      | LEASED                | 41    | 16,500 SF Available |
| 17      | Mark's Work Warehouse | 42    | Parkland Fuel       |
| 18      | Taco Bell             | 43    | 2,475 SF Available  |
| 19 - 20 | The Bone & Biscuit    | 44-49 | 8,600 SF Available  |
| 21A     | Vaporevoluton         | 50    | 2,350 SF Available  |



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