

**7,450 SF + 9,410 SF AVAILABLE**

**NOW LEASING PHASE TWO**

**Justice**

**URBAN BARN**  
FURNITURE | ACCESSORIES | TIES

**THE SHOE  
COMPANY**

**FOR LEASE**  
**WESTGATE  
CENTRE**

Highway 43 & 116 Street  
Grande Prairie, AB

Cushman & Wakefield Edmonton  
Suite 2700, TD Tower  
10088 102 Avenue  
Edmonton, AB T5J 2Z1  
cwedm.com

**John Shamey**  
Partner  
780-887-5646  
john.shamey@cwedm.com

**Gary Killips, B.COMM.**  
Partner  
780-945-1987  
gary.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Associate  
403-877-9431  
cody.miner@cwedm.com

# 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 Supercentre

**LEASE RATE**  
Market

**OPERATING COSTS**  
\$5.83/SF (2025)

**PROPERTY TAX**  
\$7.47/SF  
(estimated 2025)

**ZONING**  
C-4 Highway Commercial

**PARKING**  
1,123 stalls

**SIZES**  
7,450 SF and  
9,410 SF



116 STREET

HIGHWAY 40

HIGHWAY 43

SITE

116 STREET

HIGHWAY 43

# OVERVIEW

- 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



# DEMOGRAPHICS



 POPULATION

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

 HOUSEHOLDS

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

 AVERAGE INCOME

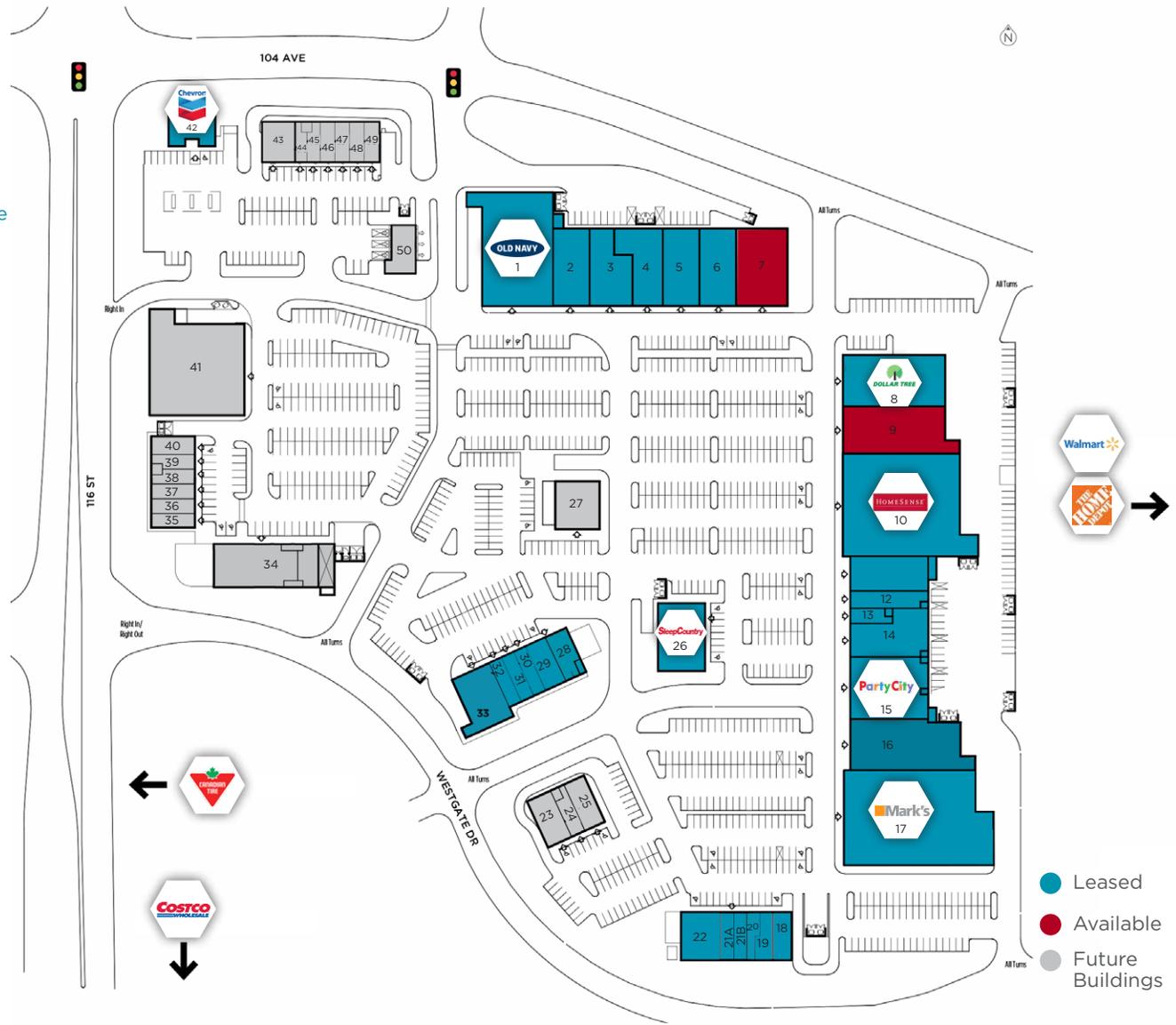
1km	3km	5km
\$82,101	\$109,738	\$109,524

 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    | Specsavers          |
| 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      | The Drop Rideshop     | 41    | 16,500 SF Available |
| 17      | Mark's Work Warehouse | 42    | Chevron             |
| 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  |



**CUSHMAN & WAKEFIELD**  
Edmonton

**John Shamey**  
Partner  
780-887-5646  
john.shamey@cwedm.com

**Gary Killips, B.COMM.**  
Partner  
780-945-1987  
gary.killips@cwedm.com

**Cody Miner, B.COMM.**  
Sales Associate  
403-877-9431  
cody.miner@cwedm.com