

FOR LEASE



ARBOUR HILLS STATION

NEC OF 132 AVENUE &
ARBOUR HILLS BOULEVARD,
GRANDE PRAIRIE, AB

AVAILABLE Q4 2026

1,000 - 12,000 SF AVAILABLE

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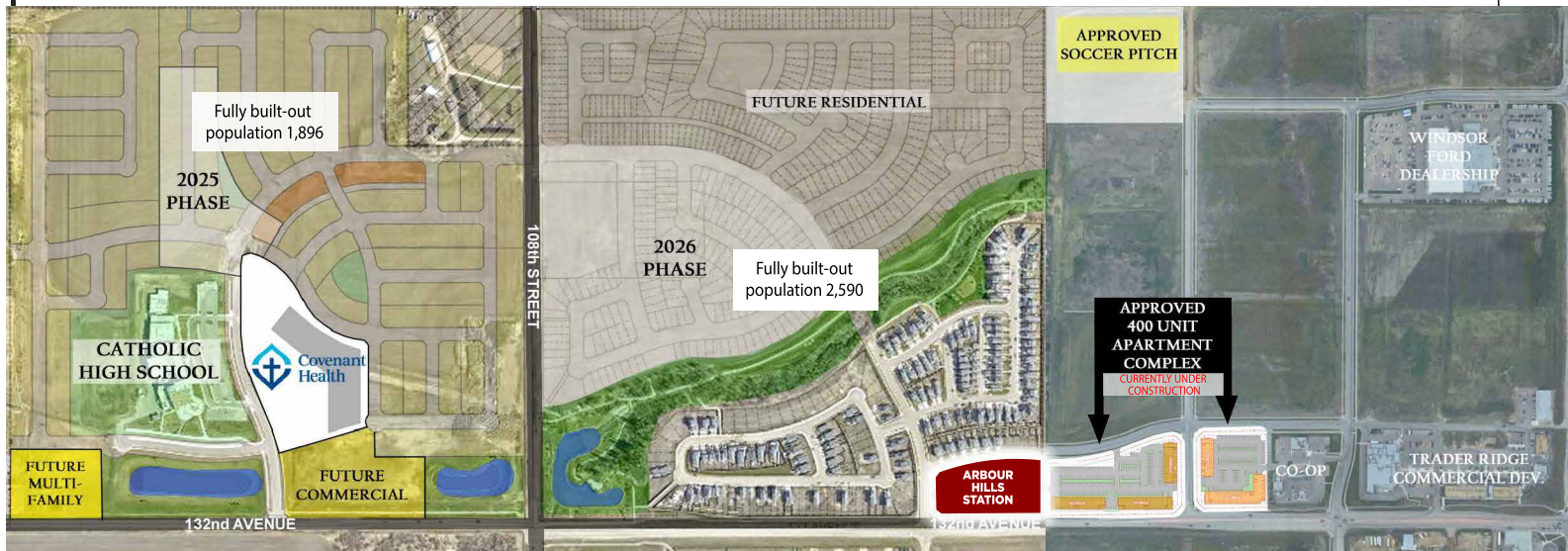
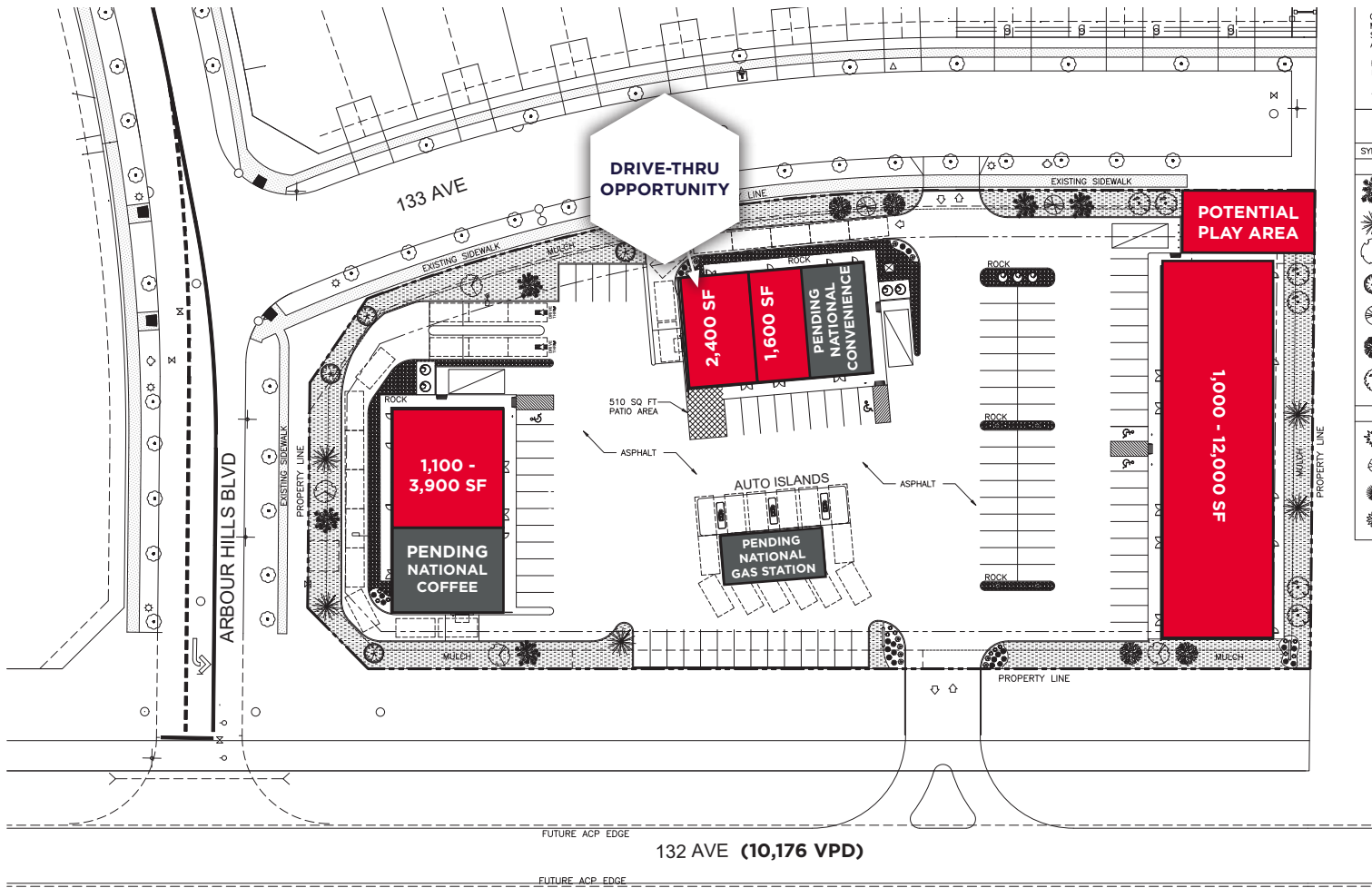
AERIAL PHOTO (SEPTEMBER 2025)

PROPERTY HIGHLIGHTS

- Retail Shopping Centre strategically located on the northeast corner of 132 Avenue & Arbour Hills Boulevard.
- Come join a National Drive-Thru Coffee Operator and National Gas Bar & Convenience operator.
- Located across the street from St. Catherine School (Kindergarten to grade 9) and which presently has over 622 children enrolled.
- Nearby Area Tenants/Retailers include: Coop Grocery/Gas/Liquor, Starbucks, Popeyes, Bar Burrito, Edo Japan and many others!
- Easy access onto Arbour Hills Blvd, 132nd Avenue and in close proximity to 100th street.
- Average number of vehicles per day along 132 Avenue Drive is 10,176.
- High exposure signage opportunities available.
- CG - General Commercial District Zoning allows for a large variety of uses.

PROPERTY DETAILS

Municipal Address	NEC of 132 Avenue & Arbour Hills Boulevard, Grande Prairie, AB
Zoning	CG - General Commercial District Zoning
Neighbourhood	Arbour Hills
Lease Rate	Market
OP Costs	TBD



SITE PLAN

AREA DEMOS



HOUSEHOLDS

1KM	3KM	5KM
560	7,237	15,310



POPULATION

1KM	3KM	5KM
1,812	19,986	41,564



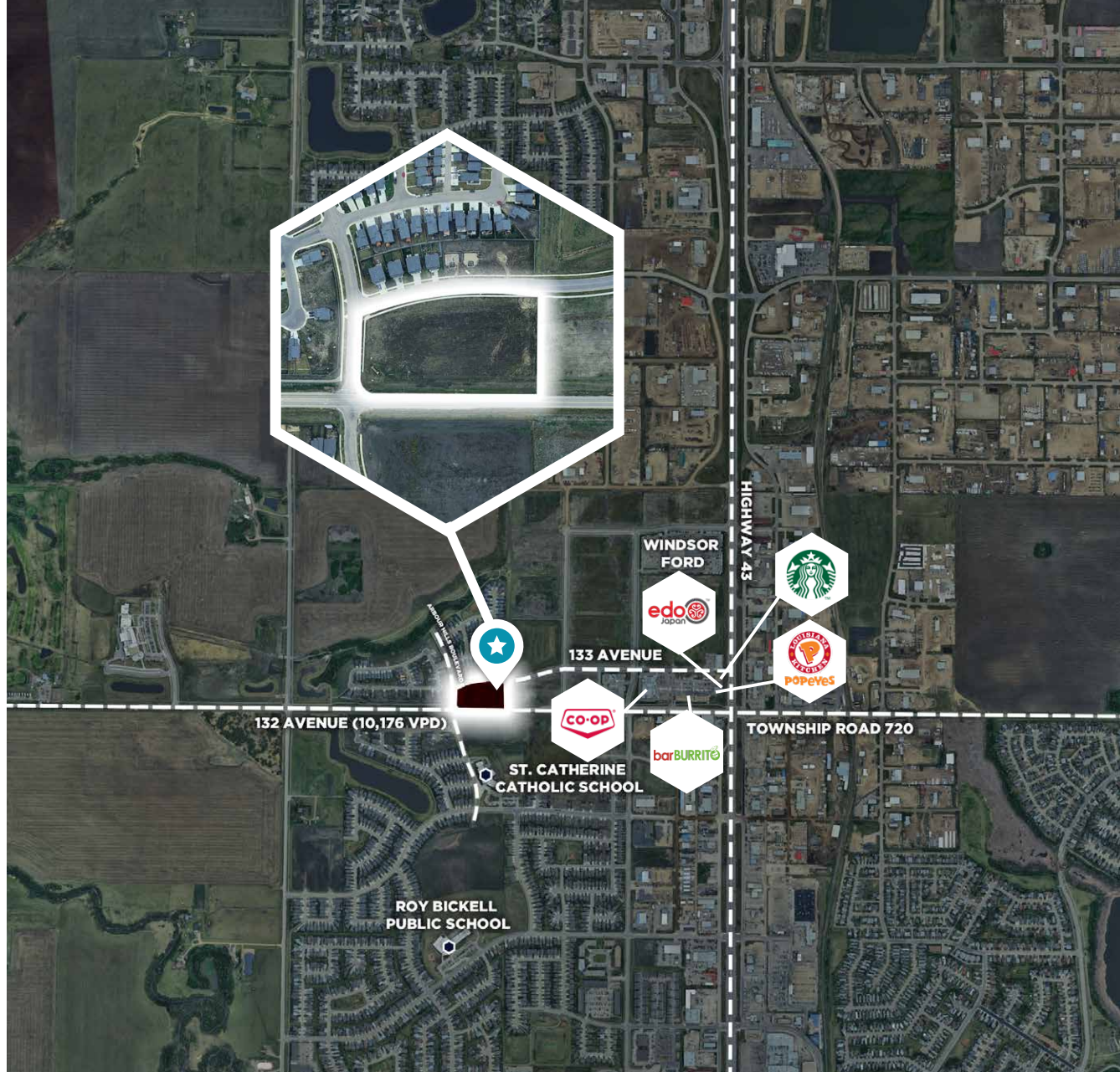
AVERAGE INCOME

1KM	3KM	5KM
\$175,777	\$145,529	\$134,870



VEHICLES PER DAY

132 Avenue: 10,176 VPD



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