

# 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)

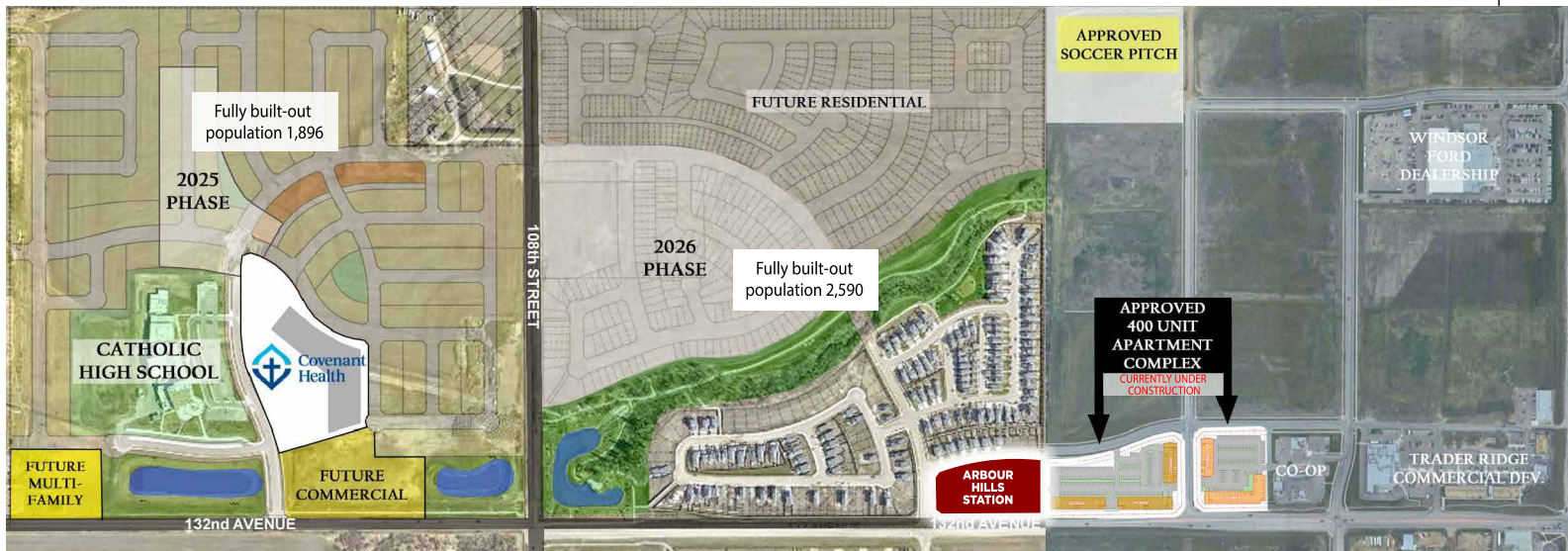
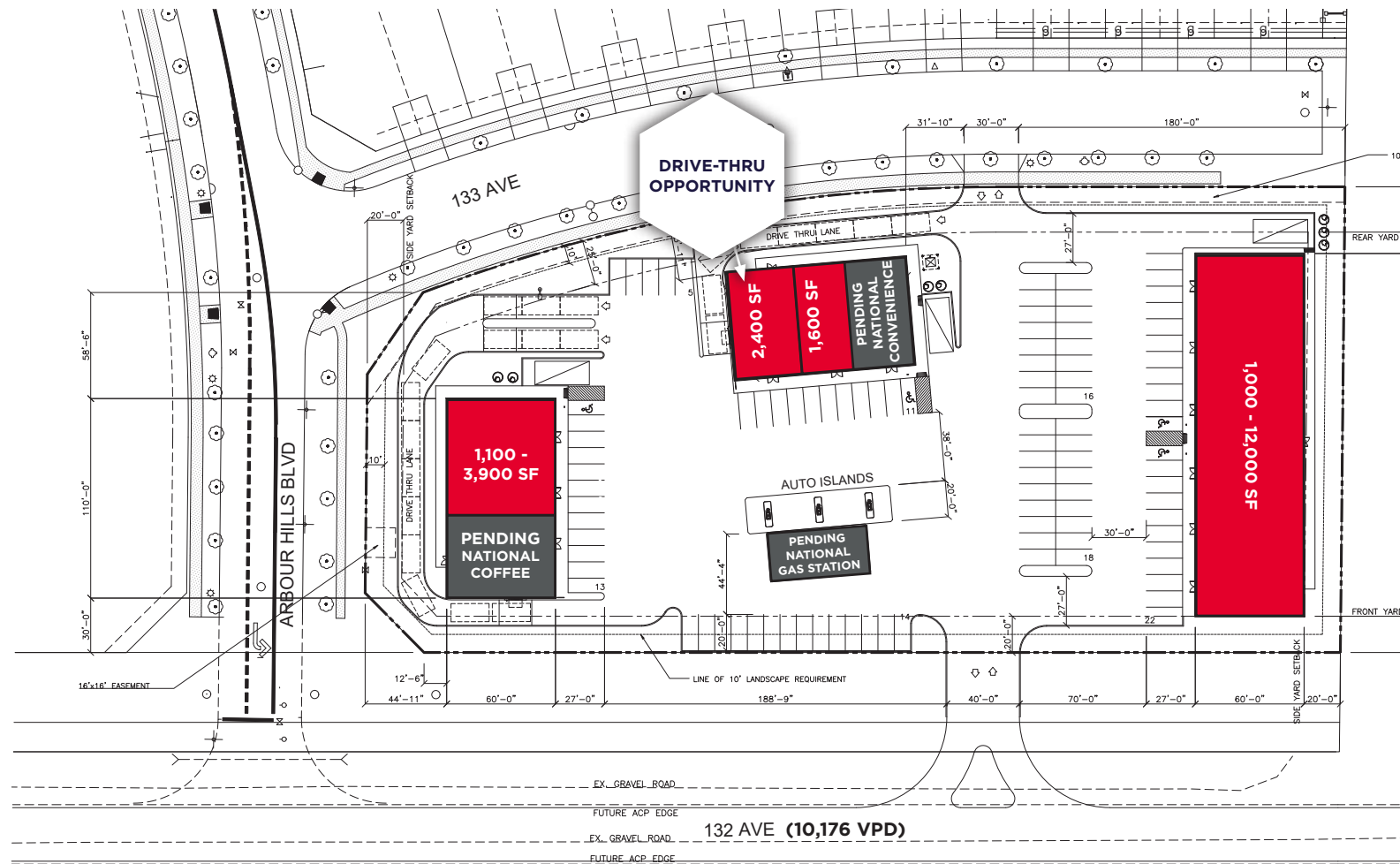
## PROPERTY HIGHLIGHTS

- 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

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





# SITE PLAN



# AREA DEMOS



## HOUSEHOLDS

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



## POPULATION

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



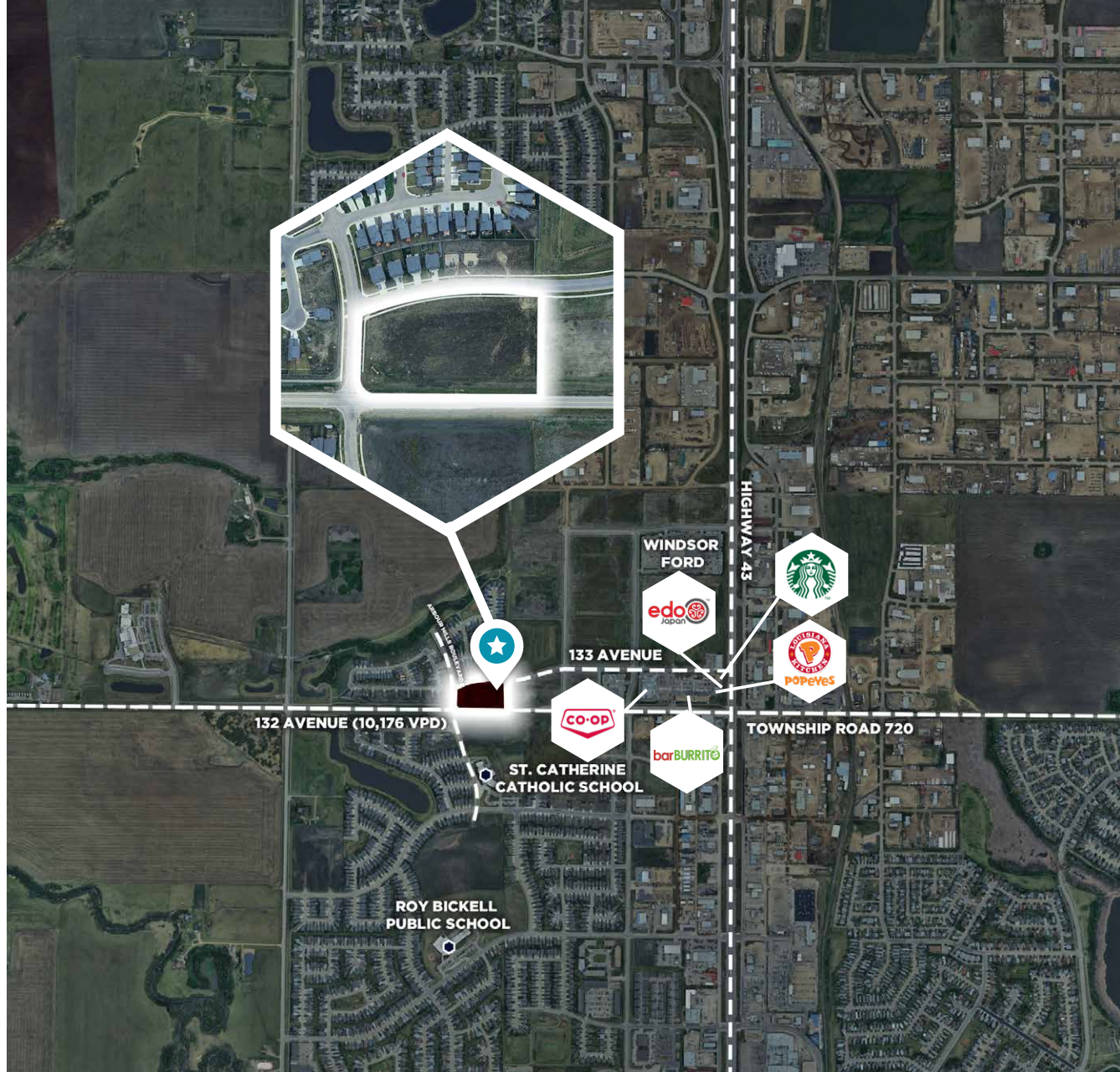
## AVERAGE INCOME

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



## VEHICLES PER DAY

132 Avenue: 10,176 VPD



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