

FOR LEASE

JOIN:

Tim
Hortons

Esso

DQ

URBN
LIQUOR COMPANY

URBN
LEAF CANNABIS

SUBWAY

**PHASE I
(FULLY LEASED)**

PHASE II 2027

ARBOUR HILLS STATION

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

PHASE 1 FULLY LEASED!

1,000 - 12,000 SF AVAILABLE



**CUSHMAN &
WAKEFIELD**
Edmonton

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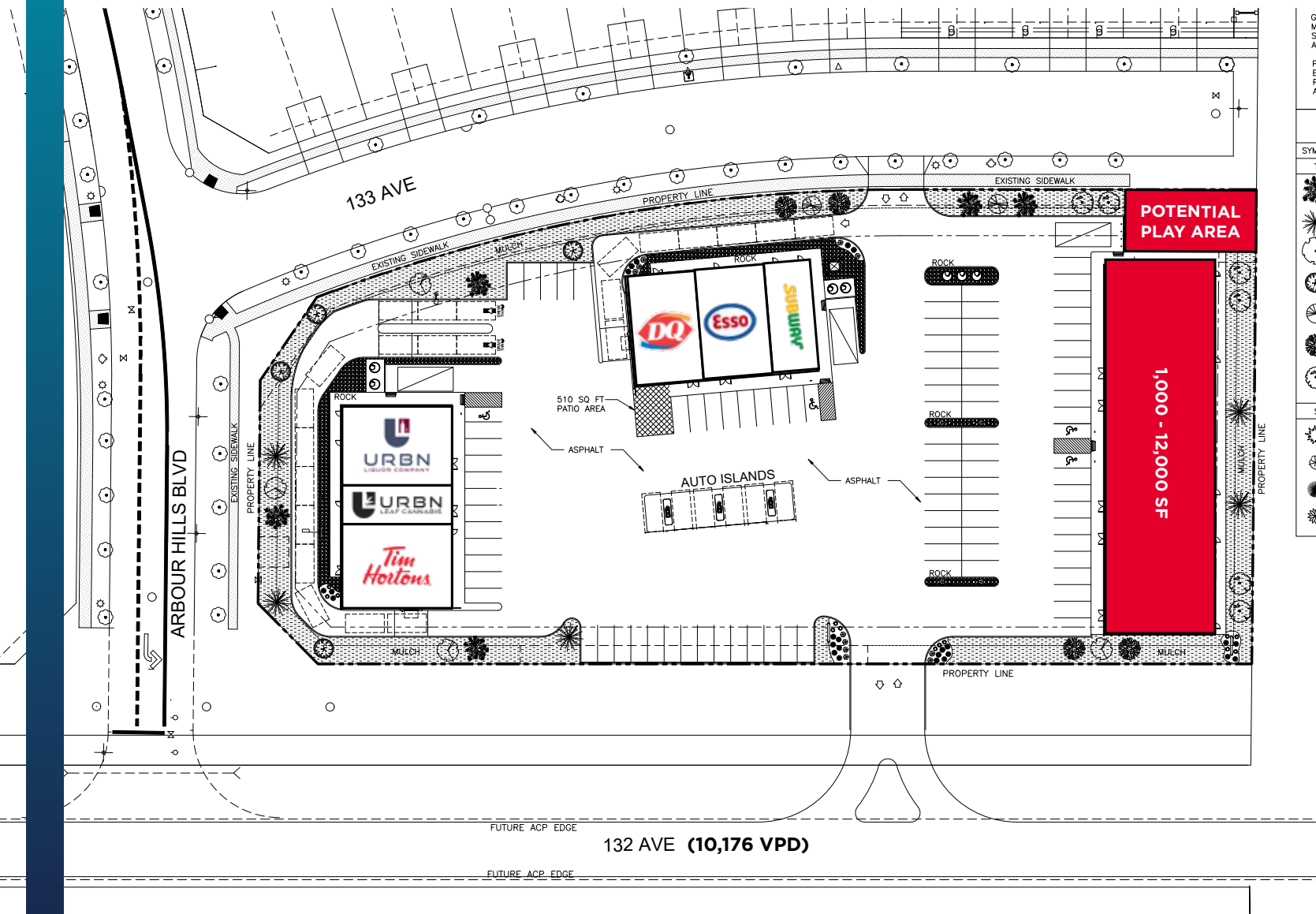
CONSTRUCTION PROGRESS (OCTOBER 2026)

PROPERTY HIGHLIGHTS

- Join Tim Horton's, Dairy Queen, Subway, and Esso!
- Retail Shopping Centre located on the northeast corner of 132 Avenue & Arbour Hills Boulevard.
- 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	10403 , 10431 & 10455 133 Avenue, Grande Prairie, AB
Zoning	CG - General Commercial District Zoning
Neighbourhood	Arbour Hills
Lease Rate	Market
OP Costs	TBD

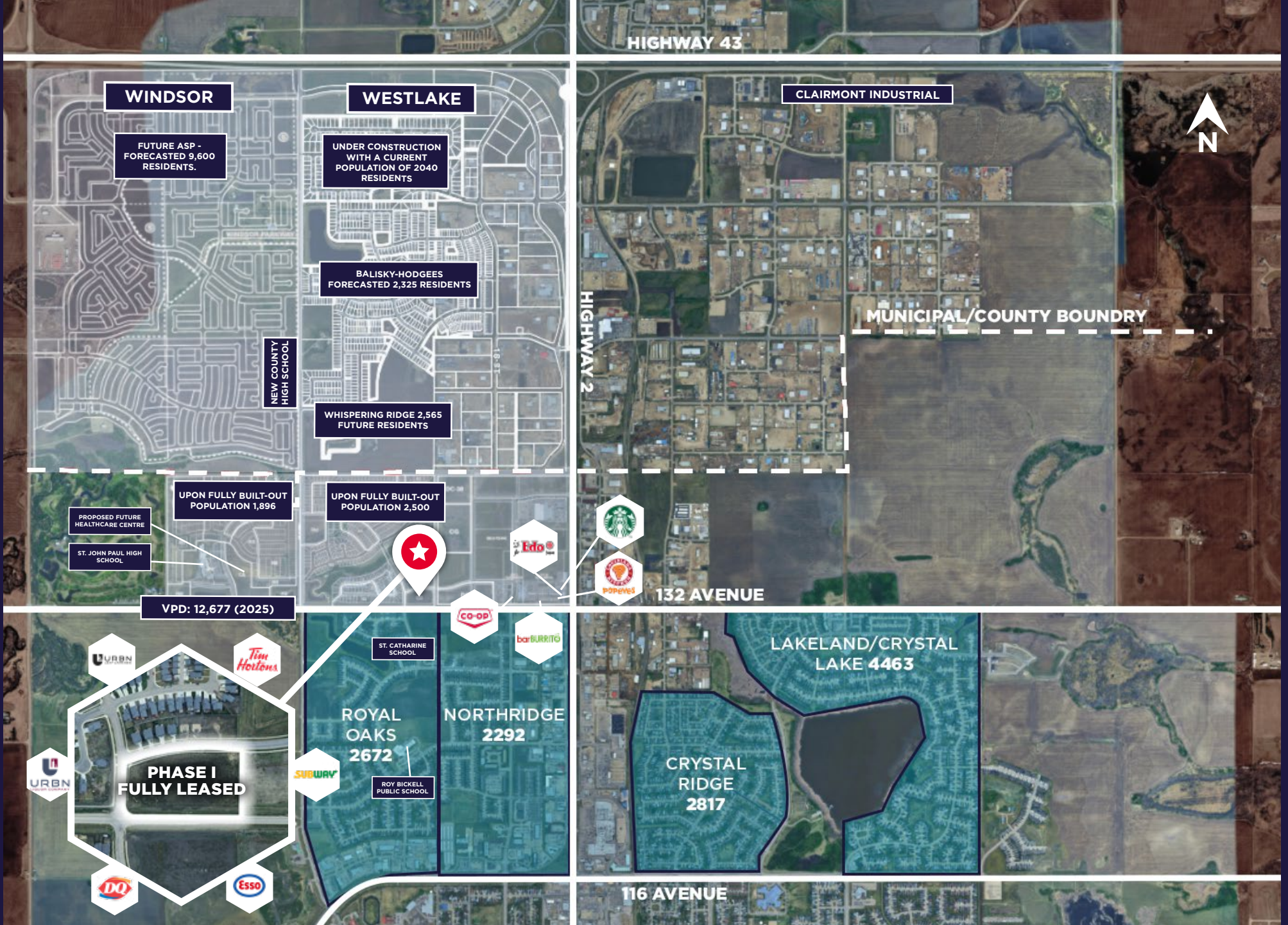


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SITE PLAN

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