FOR LEASE

PRAIRIE RIDGE CENTRE

12441 99 STREET, GRANDE PRAIRIE, AB

CUSHMAN & WAKEFIELD Edmonton | RFA

JOIN TIM HORTONS, DOLLAR TREE, SNAP FITNESS, & RICKY'S ALL DAY GRILL



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PROPERTY DETAILS

Municipal Address:	12441 99 Street, Grande Prairie, AB
Legal Description:	Plan 1921910, Block 2, Lot 1-2
Zoning	CA - Arterial Commercial
Size:	1,020 - 57,801 SF
Availability:	Immediately
Additional Rent:	$12.07 / SF (est. 2026)
Property Tax:	$4.92 /SF
CAM:	$7.15 / SF
Base Rent:	Contact Agent

DEMOGRAPHICS

POPULATION

1km	3km	5km
4,872	27,195	47,734

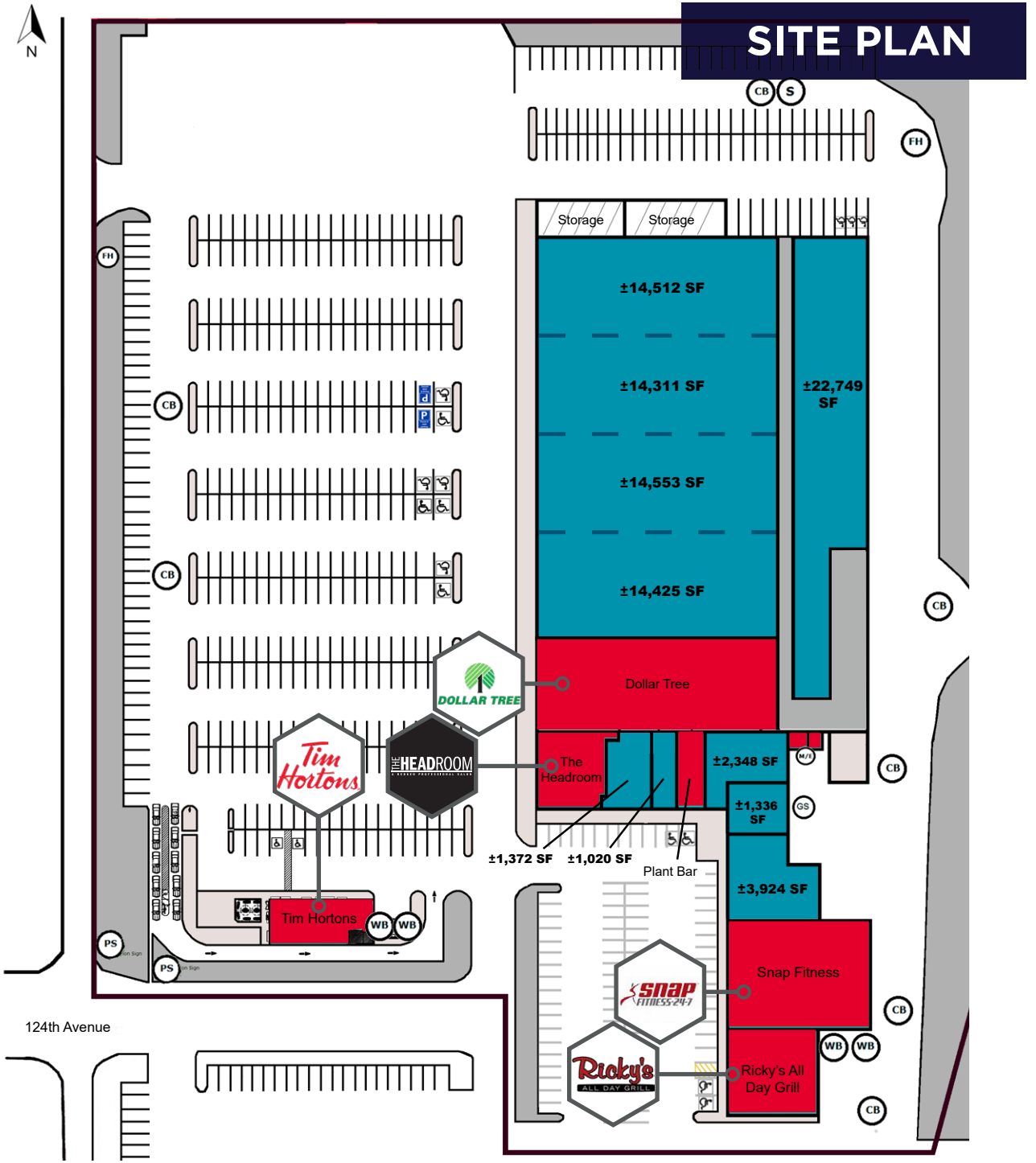
HOUSEHOLDS

1km	3km	5km
2,101	10,960	19,327

AVERAGE INCOME

1km	3km	5km
$129,419	$ 132,688	$135,842

SITE PLAN



PROPERTY HIGHLIGHTS

- Grocery-shadow anchored by Real Canadian Superstore, with proximity to Prairie Mall Shopping Centre.
- Flexible leasing opportunities ranging from 1,020 SF to 57,801 SF, with the ability to combine units.
- Recently renovated storefronts with clean shell condition, prominent signage, and convenient common loading access.
- Located in Grande Prairie with strong surrounding demographics, including average household incomes of approximately $127,000–$131,000 within 3–5 km.
- Grande Prairie's population is 70,400 with a trade area of 300,000 people. Total spending is $5.1 million.









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