

| COBBLESTONE LANE |

9910 92 STREET | GRANDE PRAIRIE | AB  
**RETAIL FOR LEASE**



## HIGH EXPOSURE SHOPPING CENTRE

- 3,471 SF end-cap available for lease with potential to demise
- Located directly on the intersection of 92 Street and 100 Avenue
- Anchored by Shoppers Drug Mart, TD Bank and Starbucks, shadow anchored by Freshco Grocer
- Ideal for quick serve restaurants, retail, professional and medical services

ALEX FU  
Associate  
780.540.5328  
alex.fu@omada-cre.com

MAY CUAN  
Partner  
780.540.5333  
may.cuan@omada-cre.com

| OMADA-CRE.COM | 780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

**Omada**  
COMMERCIAL

# RETAIL SPACE

9910 92 STREET | GRANDE PRAIRIE | AB

Vacancy	3,471 SF Endcap (Demisable)
Available	April 1, 2023
Municipal	#101, 9910 92 Street, Grande Prairie, AB
Legal	Plan 0620727, Block 101, Lot 91
Zoning	<a href="#">GC – General Commercial</a>
Basic Rent	Negotiable
Op Costs	\$15.90 PSF (2023 est.)



GROCEER SHADOW ANCHOR



HIGH EXPOSURE



FRESHCO SHADOW  
ANCHORED



AMPLE SURFACE  
PARKING



3,471 SF  
(ENDCAP, DEMISABLE)  
FORMER LIQUOR STORE

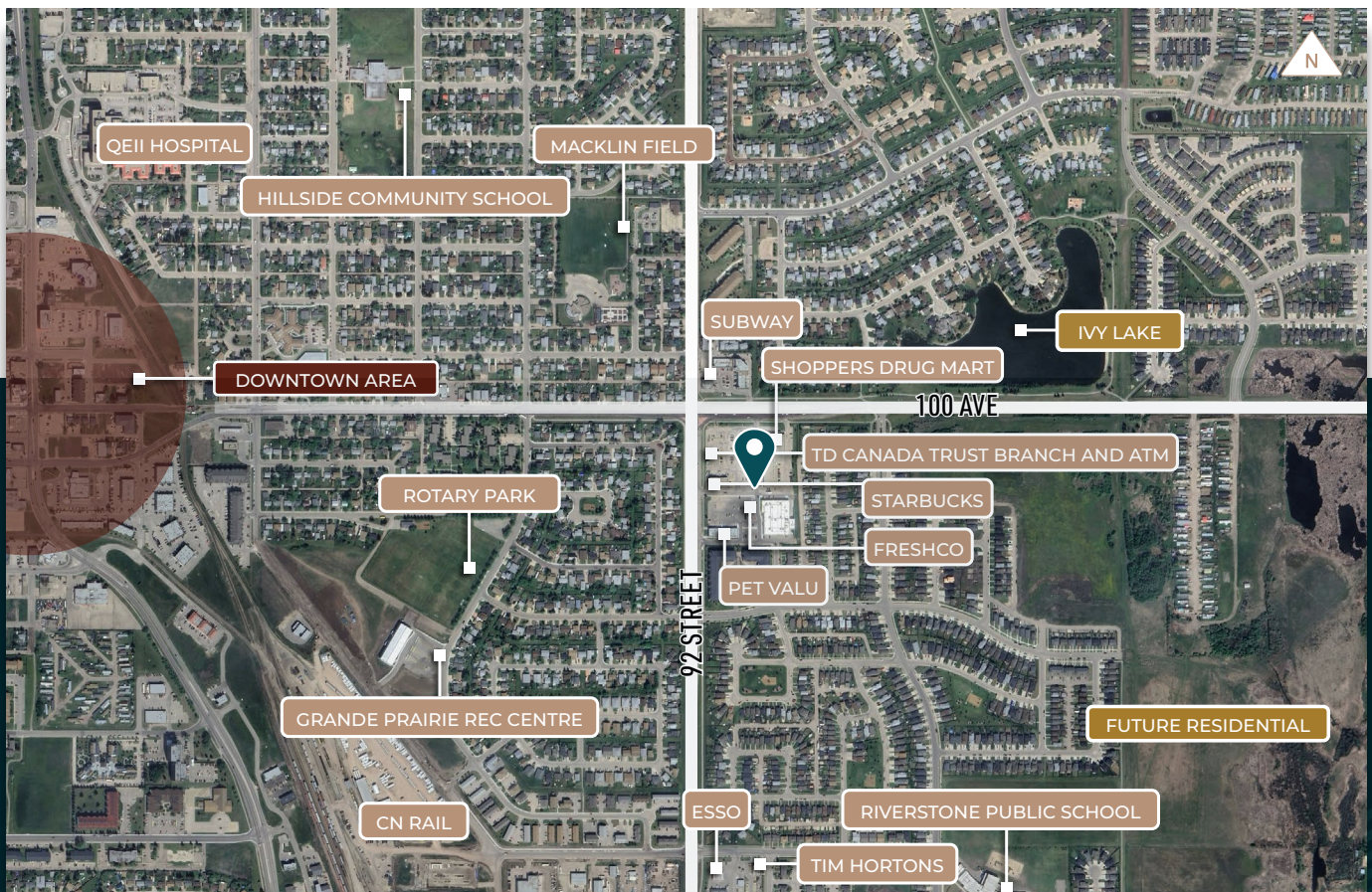


# AVAILABLE UNIT AT COBBLESTONE LANE

Cobblestone Lane is a prominent shopping centre located on the southwest corner of 92 Street and 100 Avenue. The centre is anchored by strong national tenants including Shoppers Drug Mart, TD Bank and Starbucks. A grocery store shadow anchors the property, with a recently opened Freshco bordering the site.

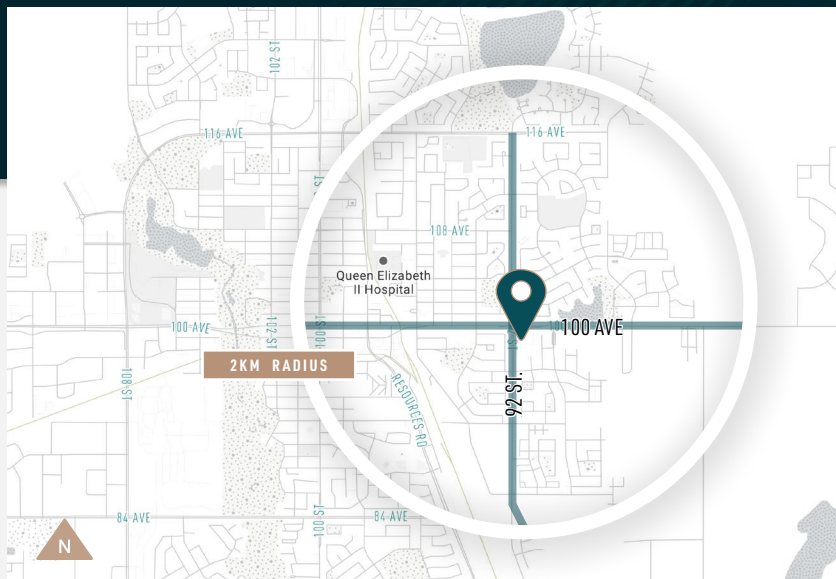
Grande Prairie is the seventh-largest city in Alberta, with a population of just over 69,000 (2018 census). One of the fastest-growing cities

in the province, it is located approximately 456 km northwest of Edmonton. The city enjoys a high average income and an abundance of opportunities for employment in the main economic industries of forestry, agriculture and oil and gas. With the surrounding area home to 25% of the province's active drilling rigs, Grande Prairie enjoys a massive influx of working age population, which in turns drives demand for services.



# IDEALLY SITUATED

9910 92 STREET | GRANDE PRAIRIE | AB



+

29,774 VPD ON 92 STREET & 100 AVENUE

## [ POPULATION ]

21,531 residents

22,045 daytime population

4.8% growth (2016-2021)

5.7% projected growth (2021-2026)

## [ AGE ]

0-19 yrs = 25.4%

20-39 yrs = 35.1%

40-59 yrs = 24.4%

60+ yrs = 15.1%

## ALEX FU

Associate

780.540.5328

alex.fu@omada-cre.com

## MAY CUAN

Partner

780.540.5333

may.cuan@omada-cre.com

## [ INCOME ]

Average household income of \$117,860

23.5% of households earn \$60,000 to \$100,000

50.5% of households earn more than \$100,000

## [ TRAFFIC ]

29,774 VPD on intersection of  
92 Street & 100 Avenue

OMADA-CRE.COM

780.540.5320

OMADA COMMERCIAL  
1400 Phipps-McKinnon Building  
10020 101A Ave, Edmonton AB T5J 3G2

Omada  
COMMERCIAL