

# SOUTHVIEW SHOPPING CENTRE

8010 100 STREET | GRANDE PRAIRIE | AB

**LARGE FOOTPRINT  
VACANCY AVAILABLE**



**IDEAL FOR FITNESS**



**IDEAL FOR DOLLAR STORE**



**IDEAL FOR FURNITURE**



## HIGHLIGHTS

- **35,700 SF LARGE FORMAT VACANCY AVAILABLE**
- Property shadow anchored by Safeway grocer
- Located in mature neighborhood in central Grande Prairie
- Easily accessible with exposure to busy 100 Street

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## FEATURES

- **Vacancy:** 35,700 SF  
3,340 SF  
3,000 SF
- **Available:** Immediately
- **Municipal:** 8010 100 Street, Grande Prairie, AB
- **Legal:** Plan 832-1251, Lot 3
- **Access:** 100 Street all directional, 80 Avenue all directional
- **Zoning:** [CL \(Local Commercial\)](#)
- **Basic Rent:** Negotiable
- **Op Costs:** \$4.36 PSF (2021 est.)
- **Parking:** Surface parking
- **Signage:** Fascia and pylon signage available
- **Tenant Mix:** Cannabis, Crown, Anchor Pub



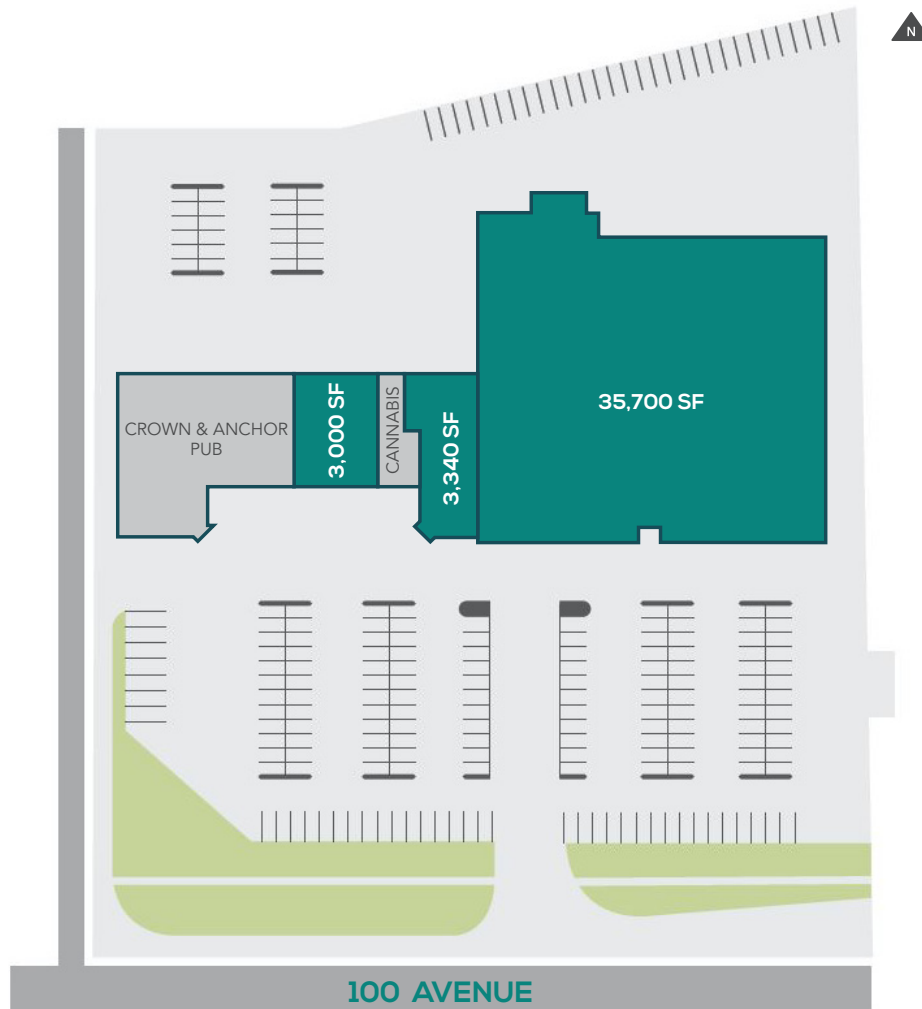
AMPLE PARKING

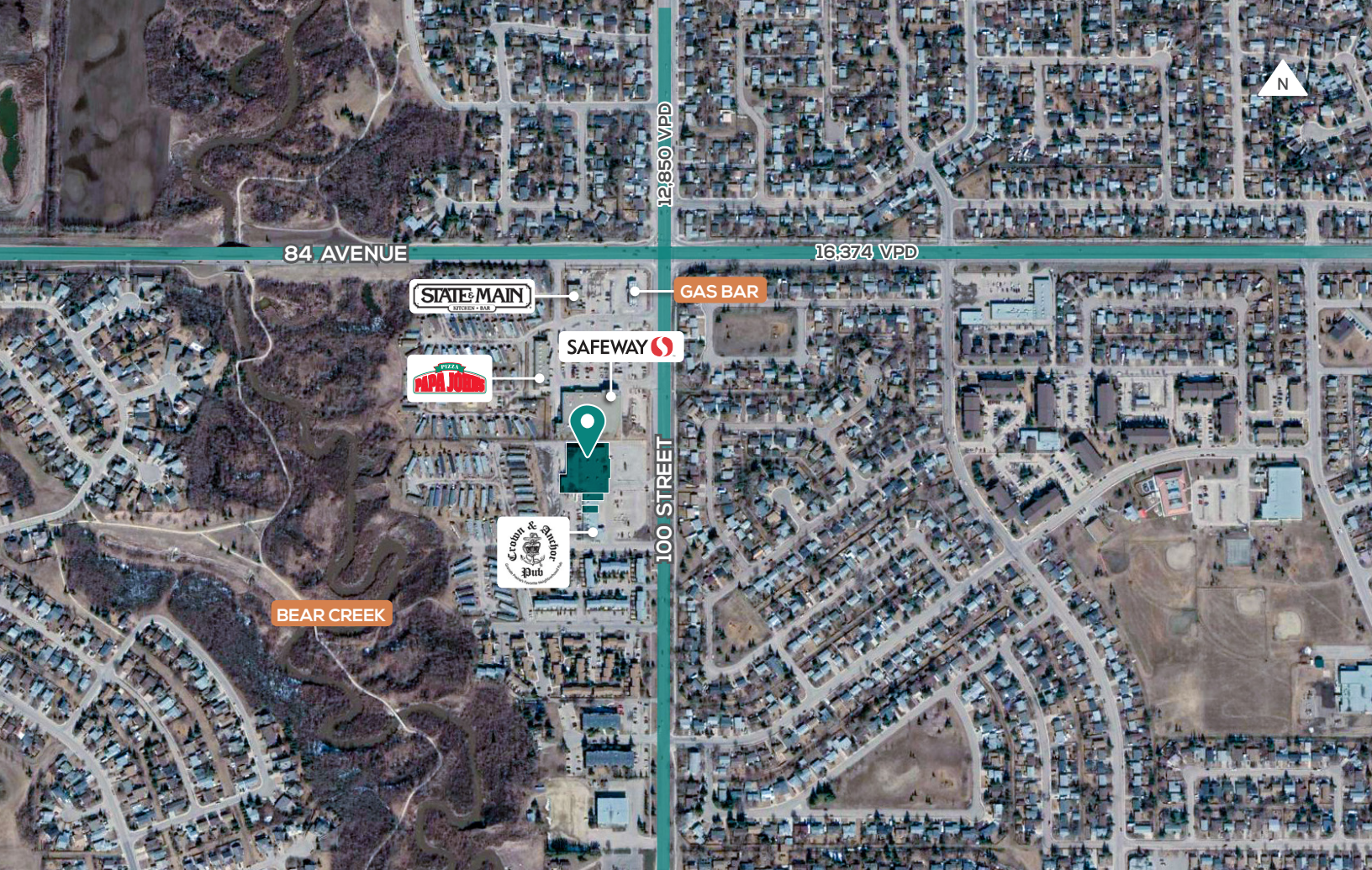


DOCK LOADING



HIGH INCOME AREA





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Omada  
COMMERCIAL

## OPPORTUNITY

**SOUTHVIEW SHOPPING CENTRE IS LOCATED IN CENTRAL GRANDE PRAIRIE, SURROUNDED BY MATURE RESIDENTIAL NEIGHBORHOODS.** Located along 100 Street and just south of 84 Avenue, the Property is exposed to significant traffic from this busy intersection. Southview Shopping Centre is easily accessible from 1200 Street and 80 Avenue.

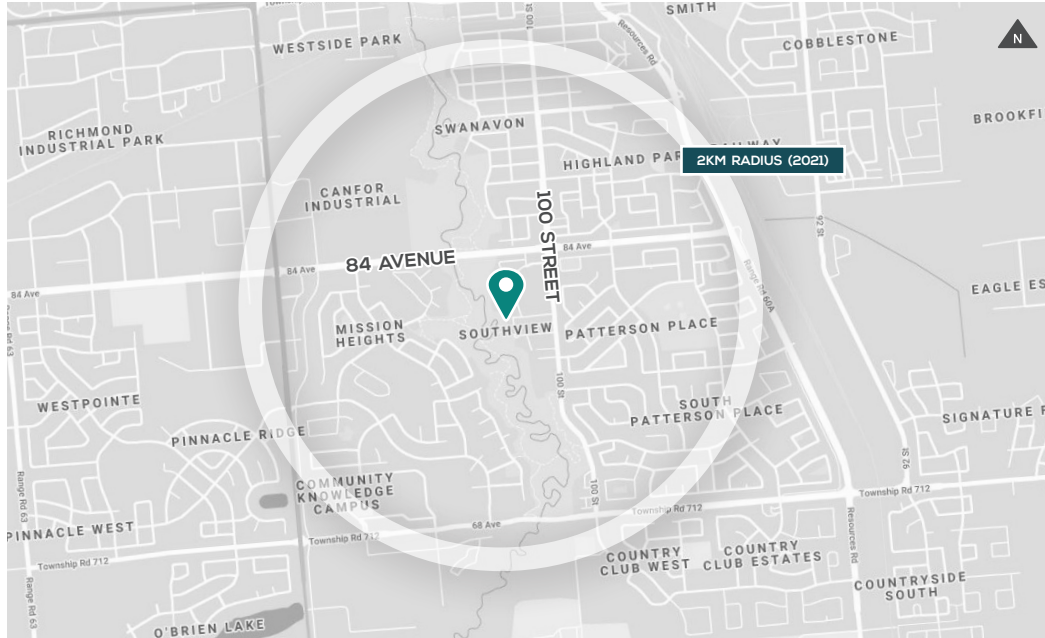
The Property is shadow anchored by Safeway to the north. With ample parking, Southview Shopping Centre is perfect for a variety of large footprint uses. The Property also features dock loading, and has the ability to be demised.

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RETAIL  
FOR LEASE

LARGE FOOTPRINT  
VACANCY AVAILABLE



## DEMOGRAPHICS



- 19,293 residents
- **18,489 DAYTIME POPULATION**
- 3.7% growth (2016-2021)
- 4.2% projected growth (2021-2026)



- Average household income of \$122,112
- 23.0% of households earn \$60,000 to \$100,000
- **51.1% OF HOUSEHOLDS EARN MORE THAN \$100,000**



- 0-19 yrs = 25.3%
- **20-39 YRS = 33.8%**
- 40-59 yrs = 25.5%
- 60+ yrs = 15.5%



- 12,850 VPD on 100 Street
- **16,374 VPD ON 84 AVENUE**

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