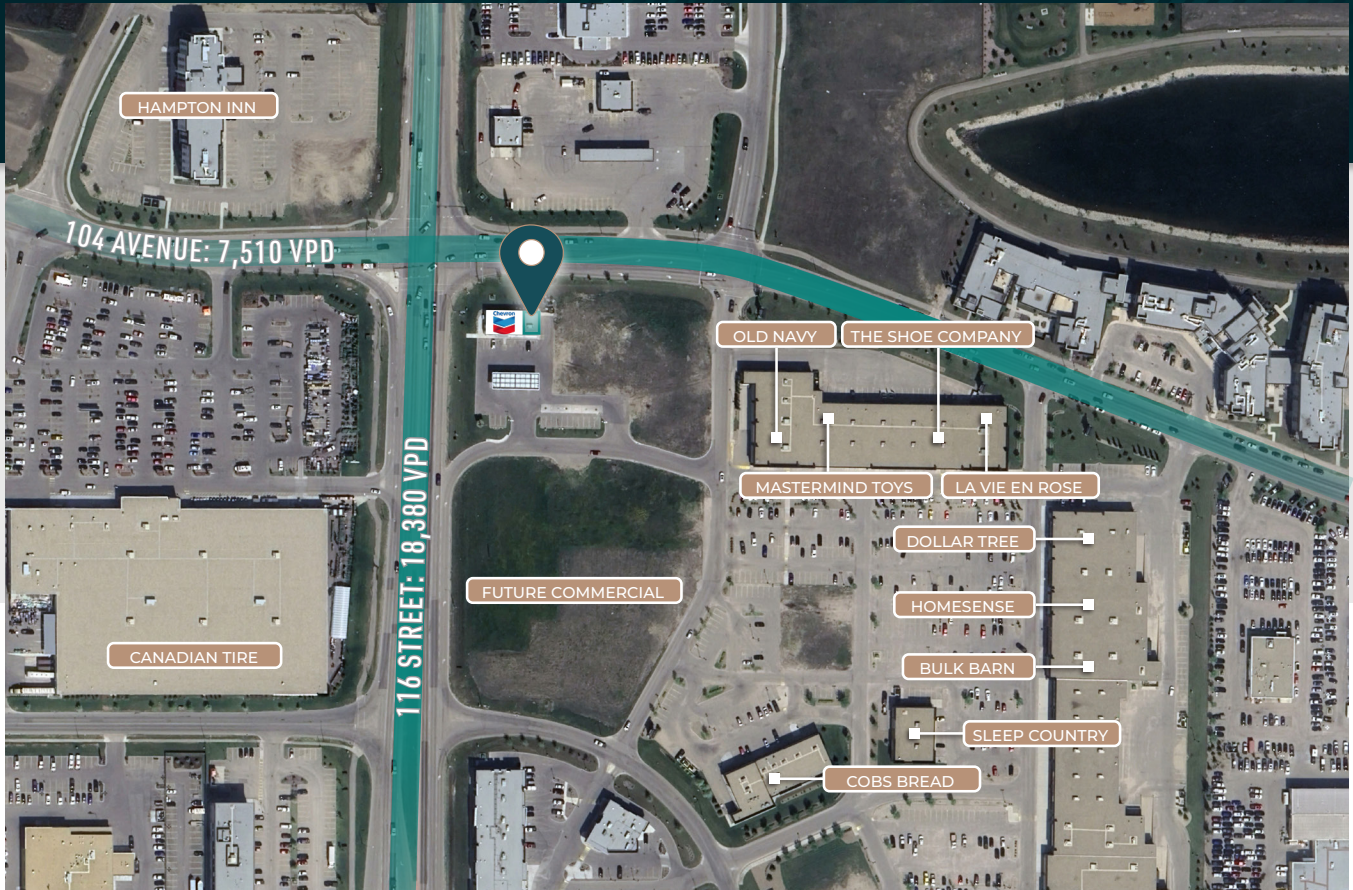


| WESTGATE CENTRE CHEVRON GRANDE PRAIRIE |

11551 WESTGATE DRIVE | GRANDE PRAIRIE | AB RETAIL FOR SUBLEASE



GAS ANCHORED QSR RETAIL BAY AVAILABLE

- 1,000 SF endcap opportunity for QSR attached to Chevron / On The Run gas bar
- Located in Westgate Centre, easily accessible from Highway 43
- Bulk Barn, HomeSense & Dollar Tree located in Westgate Centre, nearby Canadian Tire and Costco

ALEX FU

Associate

780.540.5328

alex.fu@omada-cre.com

BEN ASHWORTH

Associate

780-540-5329

ben.ashworth@omada-cre.com

| OMADA-CRE.COM | 780.540.5320

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

Omada
COMMERCIAL

104 AVENUE: 7,510 VPD

1000 SF
AVAILABLE

Chevron

116 STREET: 18,380 VPD

ALL DIRECTIONAL ACCESS



ENDCAP QSR
OPPORTUNITY



LOCATED IN MAJOR
RETAIL NODE



GAS ANCHORED

[WESTGATE CENTRE CHEVRON GRANDE PRAIRIE]

1,000 SF RETAIL SPACE AVAILABLE FOR SUBLEASE

11551 WESTGATE DRIVE | GRANDE PRAIRIE | AB

Vacancy	1,000 SF	Legal	Plan 0828284, Block 1, Lot 1A
Available	Immediately	Zoning	CA Arterial Commercial
Lease Expire	2040	Basic Rent	Negotiable
Municipal	11551 Westgate Drive, Grande Prairie, AB T8V 3B1	Op. Costs	(2023 est.) \$10.00 PSF
		Utilities	Separately metered

ENDCAP SPACE OPPORTUNITY ON A MAJOR COMMUTER ROAD

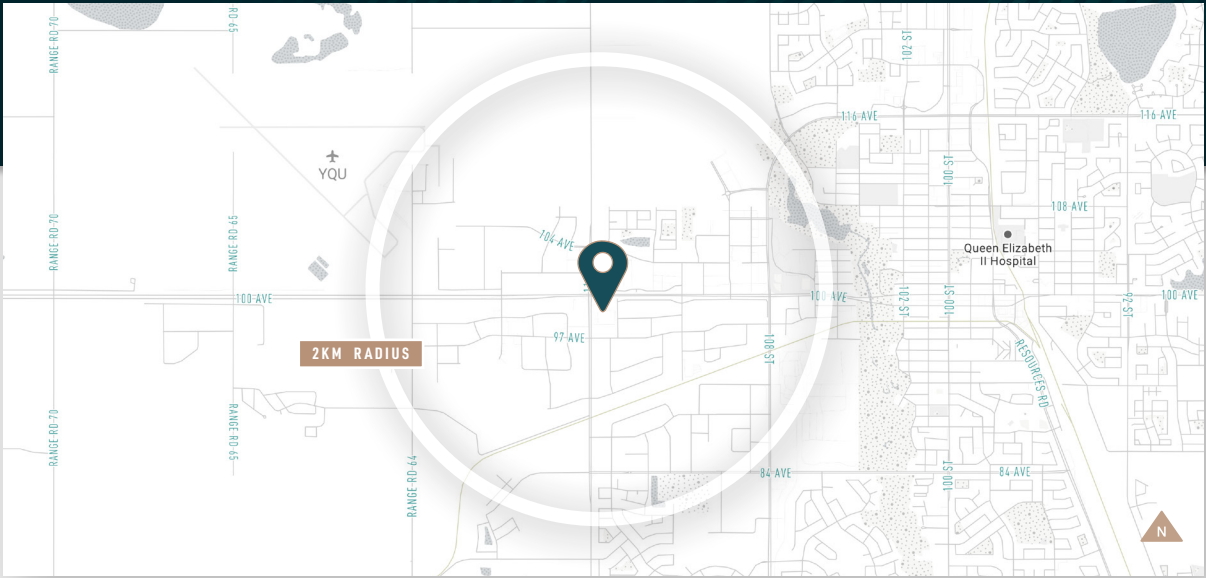
Westgate Centre contains a 1,000 SF endcap sublease opportunity attached to the Chevron | On The Run gas bar. The Property is located in a major retail node just off Highway 43 in west Grande Prairie. It is surrounded by hotels, large footprint retailers such as Canadian Tire and Costco, and residential to the north. The site is located nearby the Grande Prairie Regional Hospital, with future commercial and residential development to the north.

Highway 43 is a major commuter road connecting Grande Prairie with municipalities such as Beaverlodge, Dawson Creek and Fort St. John, with over 21,000 vehicles per day. Grande Prairie enjoys a strong local economy, relatively high household income and a younger demographic.



IDEALLY SITUATED

11551 WESTGATE DRIVE | GRANDE PRAIRIE | AB



+ 21,853 VPD ON HIGHWAY 43

[POPULATION]

2,249 residents

8,841 daytime population

2.3% growth (2017-2022)

13.8% projected growth (2022-2027)

[AGE]

0-19 yrs = 18.1%

20-39 yrs = 40.9%

40-59 yrs = 21.4%

60+ yrs = 19.6%

[INCOME]

Average household income of \$93,177

30.7 % of households earn \$60,000 to \$100,000

31.7 % of households earn more than \$100,000

[TRAFFIC]

21,853 VPD on Highway 43

18,380 VPD on 116 Street

7,510 VPD on 104 Avenue

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