

**AVISON  
YOUNG**

**Retail for Lease**  
South 40 Shopping Centre  
Grande Prairie, AB

# Premier South Grande Prairie Shopping Center

**1,120 SF Available**



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Site Plan

- 1 No Frills
- 2 Real Canadian Liquor Store
- 3 No Frills Gas Bar
- 4 Subway  
T&T Nails  
Spirit Leaf  
Cora Breakfast and Lunch
- 5 Lube City
- 6 Chopped Leaf  
Edo  
Heal  
South 40 Dental  
St. Louis Bar & Grill
- 7 Dollarama
- 8 RBC
- 9 Dragon Chef Restaurant  
Quesada Burritos & Tacos  
Pet Valu
- 10 McDonald's
- 11 Shopper's Drug Mart  
Tip Top Barber  
Europa Deli  
Day Spa  
Value Vape  
**1,120 SF AVAILABLE**  
Papa John's  
Coco  
Original Joe's
- 12 FUTURE SPACE
- 13 Servus Credit Union
- 14 Carl's Jr
- 15 Tim Hortons

Very unique opportunity to situate in an established node adjacent to a major business/industrial district with a large daytime business population.

A retailer's paradise

A 22 acre shopping centre strategically located at the intersection of 108 Street/Highway 43 and 84 Avenue with 35,856 vehicles per day (2022).

Shadow anchored by Loblaws' No Frills Grocery Store, tenants include Shoppers Drug Mart, Dollarama, Royal Bank, Servus Credit Union, McDonald's, Tim Horton's, and Original Joe's.

South 40 Tenants





For Lease

Optimal Location

The site benefits from strong projected growth in the city's southwest residential node. South 40 has a daytime population of 42,377 people (2023) within a 3 km radius of the shopping centre. There are 36,944 people (2023) that live within a 7 minute drive of the shopping centre.

Site sits in close proximity to the Grande Prairie Multiplex, a 260,000 sf centre consisting of aquatics and fitness areas including:

- Swimming Lanes and Play Pools
- Fitness Centre
- Walking/Running Track
- Squash & Racquetball Courts
- Field House for various sports



Total trade area population\*

295,079



Daytime population (3km)

33,500



City of Grande Prairie population

68,572



Average household income\*\*

\$125,000

\*cityofgp.com \*\*sitewise



Major Transit Route along 84 Avenue



Grande Prairie Airport: 5 min Drive



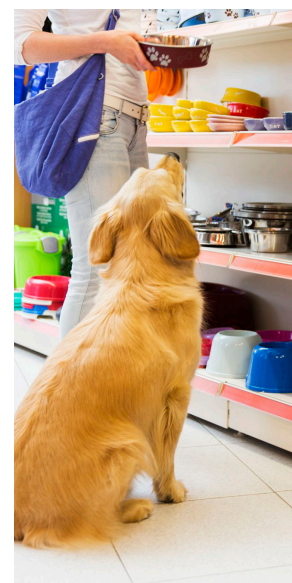
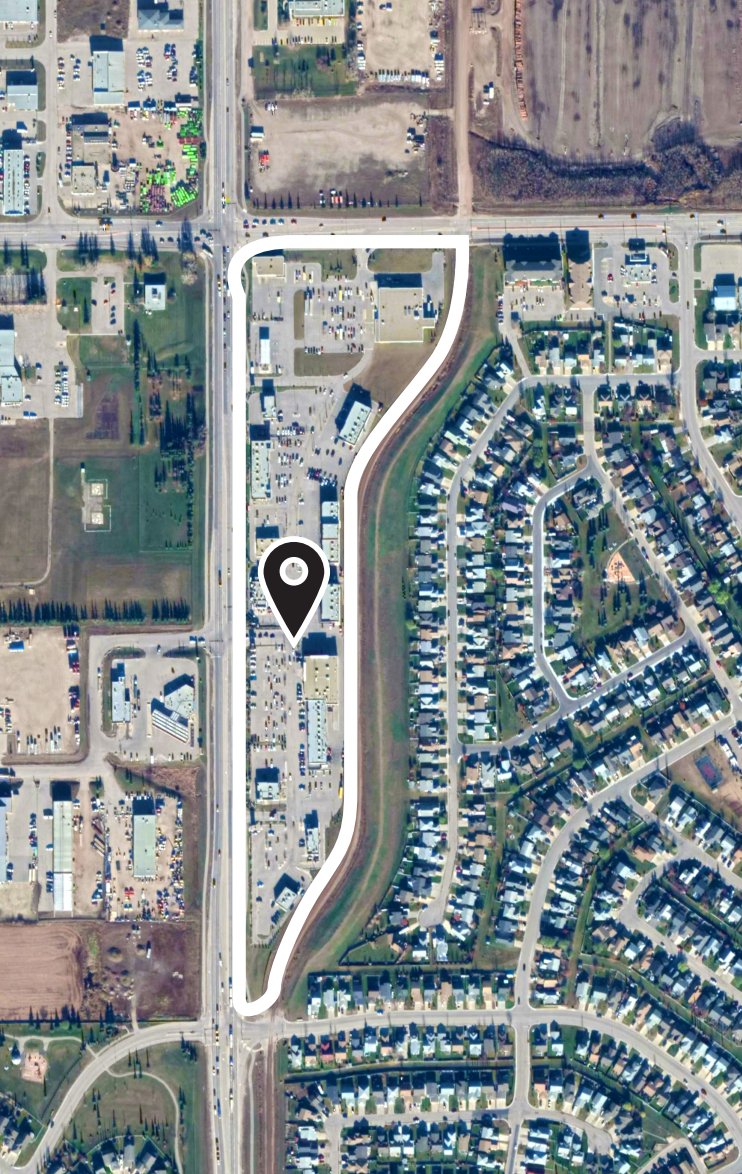
The new regional hospital and cancer centre in Grande Prairie opened in December 2021. The hospital functions as a regional referral centre for northwestern Alberta residents and is the most northerly hospital of its size in all of Canada.



South 40 Shopping Centre







## For more information

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