

**AVISON
YOUNG**

Retail for Lease
South 40 Shopping Centre
Grande Prairie, AB

Premier South Grande Prairie Shopping Center

1,120 SF Available



Arlyn Stoik
Principal
+1 780 908 4227
arlyn.stoik@avisonyoung.com

Alison Hansen-Carlson
Senior Associate, Brokerage Services
+1 780 702 0692
alison.hansen-carlson@avisonyoung.com

Siv Lalli
Senior Associate
+1 780 803 9000
siv.lalli@avisonyoung.com

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 Wellness
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

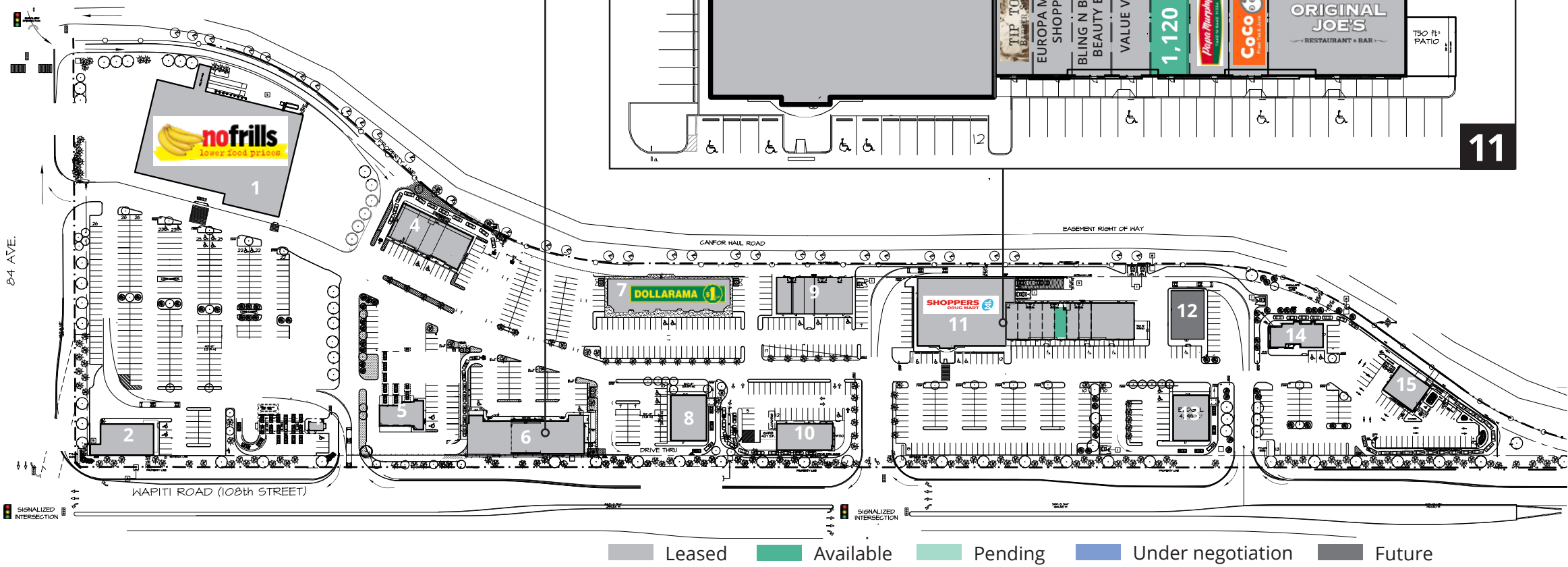
Very unique opportunity to situate in an established node adjacent to a major business/industrial district with a large daytime business population.

A retailer's paradise

A 22 acre shopping centre strategically located at the intersection of 108 Street/Highway 40 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*



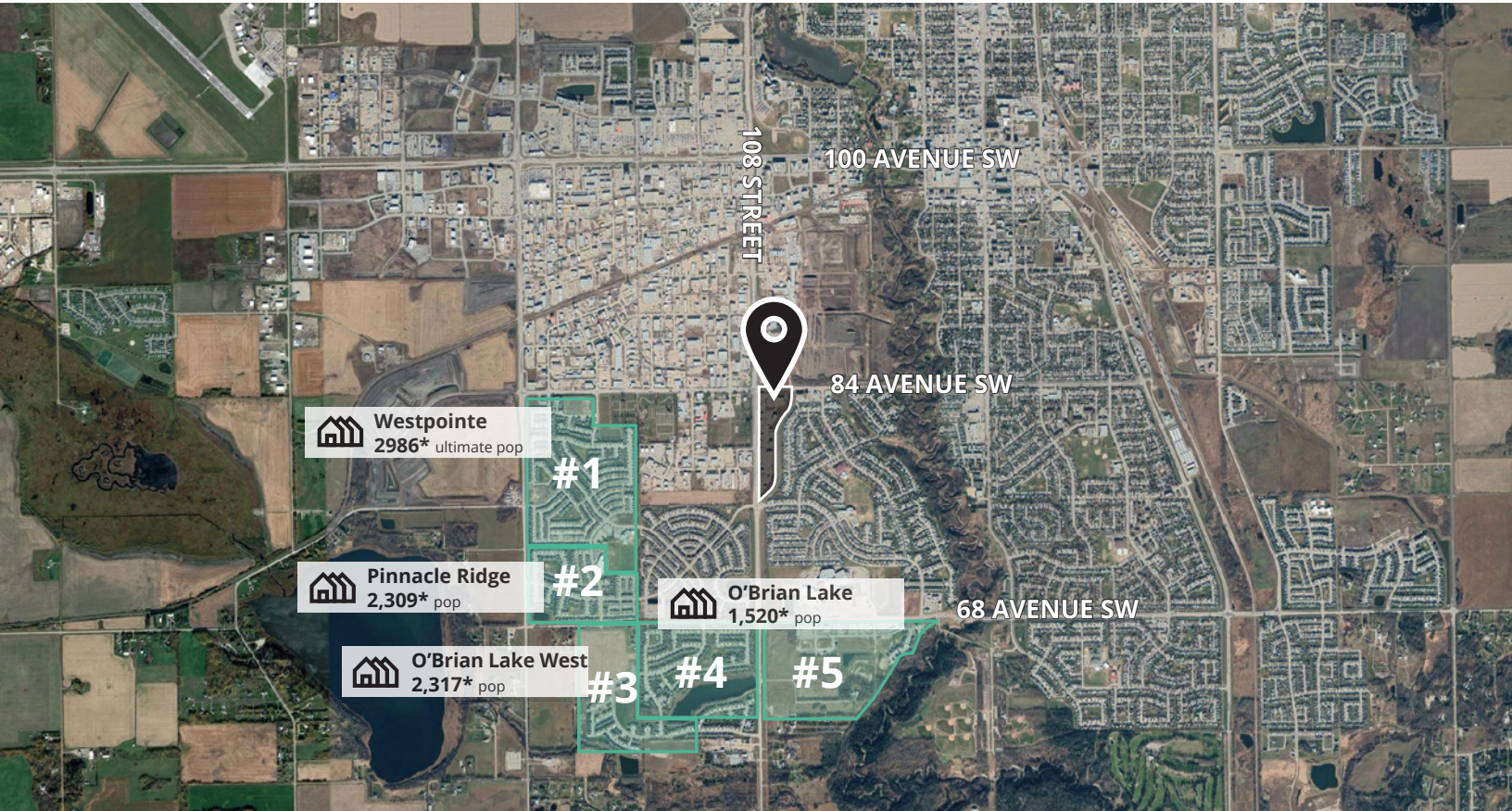
Major Transit Route along
84 Avenue



Grande Prairie Airport:
5 min Drive

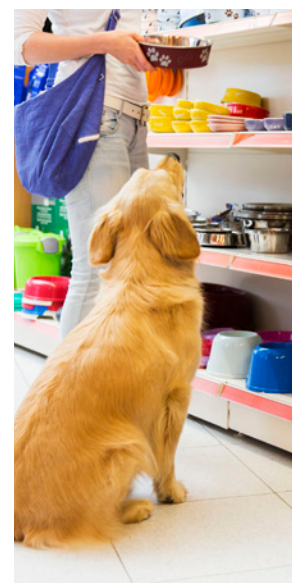
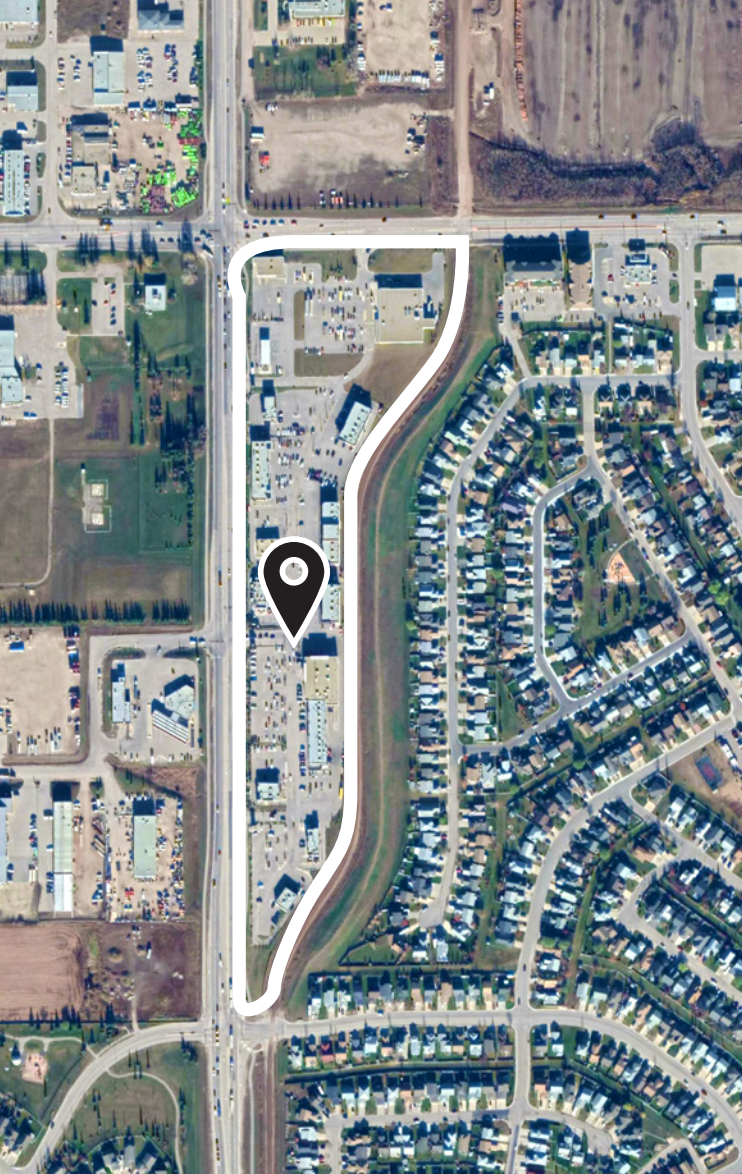


The new regional hospital and cancer centre in Grande Prairie opened in December 2021. The hospital functions as a regional referral centre for northwestern Alberta residents and is the most northerly hospital of its size in all of Canada.



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For more information

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avisonyoung.com

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Suite 2100, 10111 - 104 Avenue | Edmonton, AB T5J 0J4 | 780 428 7850

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