

FOR LEASE

RESOURCE LANDING





GRANDE PRAIRIE, AB



30,428 vpd
(2025 Vehicle Counts)

Natural Reserve /
Wetlands

Resources Road between 68 Avenue & 76 Avenue, Grande Prairie, AB

-  ±12.17 acres of prime real estate in a rapidly transforming neighbourhood
-  Set to become the community's premier shopping destination
-  Anchored by grocery and pharmacy, this retail hub is designed to cater to a wide array of businesses and is perfect suited for food, services and medical offerings
-  Units ranging from 1,200 to 10,000 square feet

Join us and be part of Grande Prairie's exciting commercial evolution.

Site Size	±12.17 acres
Zoning	CA - Arterial Commercial

Grande Prairie Demographics

Source: Sitewise

Traffic: Data collected via Traffic Counts Dashboard (gpgis.com)



Population
69,133



Trade area population
288,550



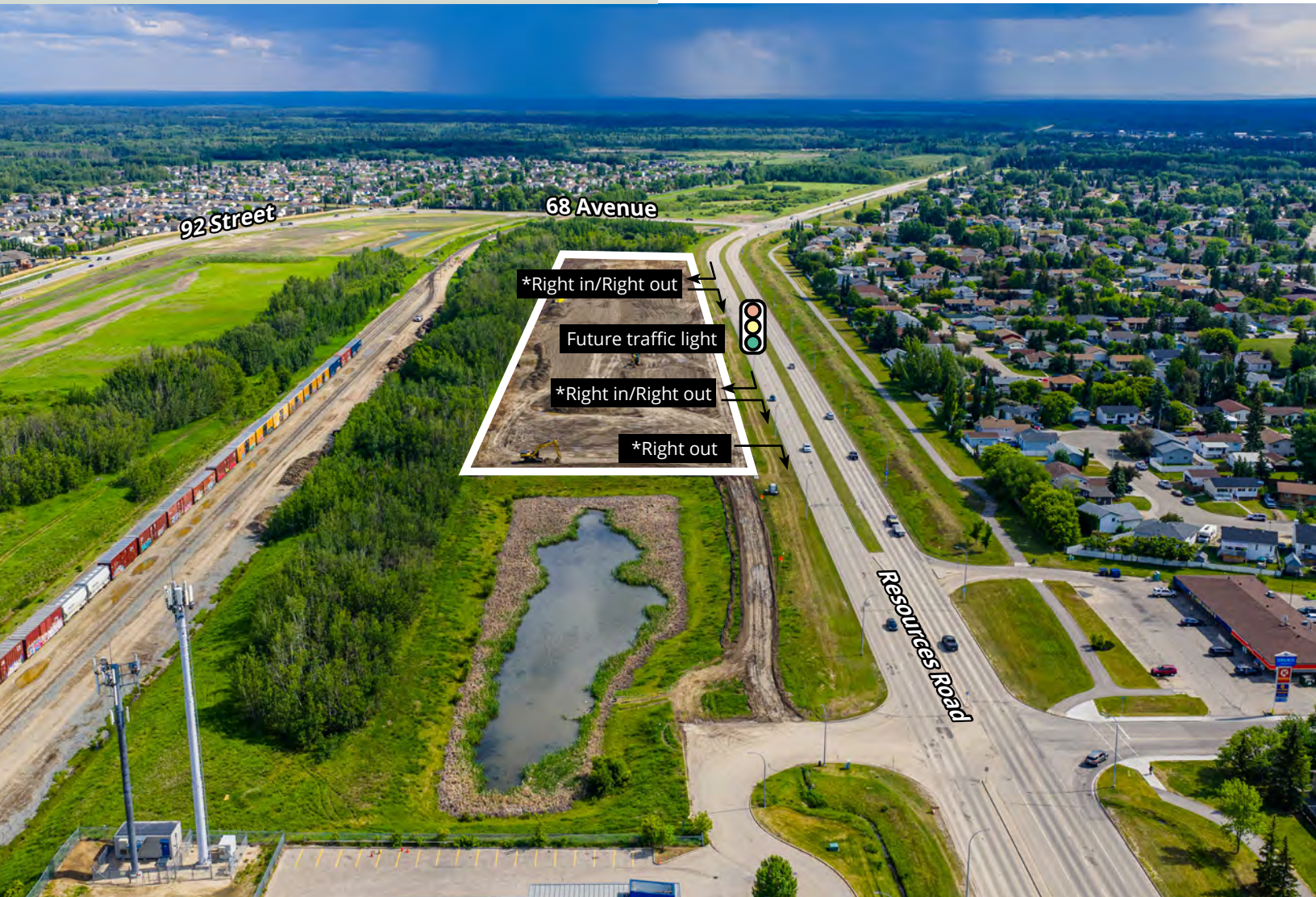
Average household income
\$123,000



Resources Road & 68 Avenue
30,428 VPD

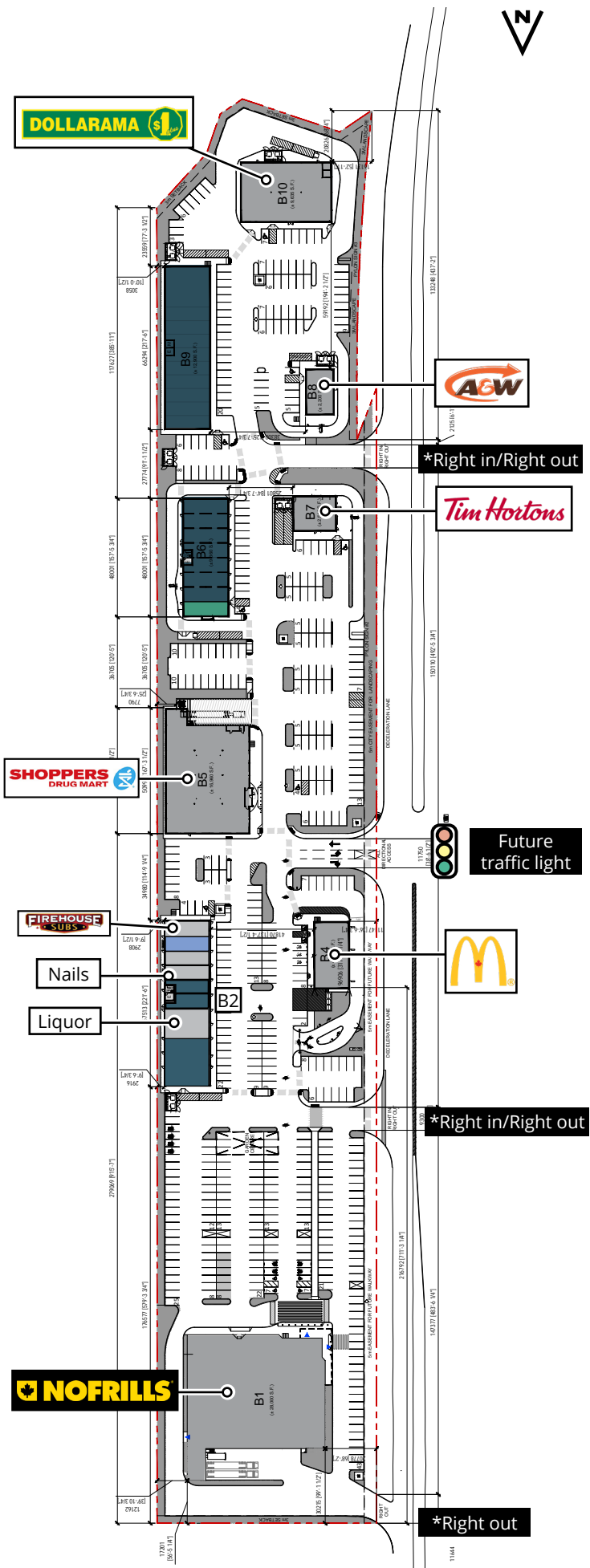


Resources Road & 76 Avenue
13,249 VPD



Opportunities from 1,200 to 12,000 SF available

- Centrally located development with convenient access
- Neighbourhood undergoing rapid change
- Opportunities include endcap and CRU bays from 1,200 - 12,000 sf
- Seeking medical, quick-serve food, sit down restaurant, and service providers
- Possession Summer 2026



B1	No Frills	Leased
	3,950 SF *Demisable*	Available
	Shop n' Save Liquor	Leased
	1,054 SF	Available
	1,054 SF	Available
B2	Nails	Leased
	One Plant	Leased
	1,183 SF	Pending
	Firehouse Subs	Leased
B4	McDonalds	Leased
B5	Shoppers Drug Mart	Leased
B6	1,500 SF *Endcap Drive-Thru*	Under Negotiation
	1,084 - 8301 SF	Available
B7	Tim Hortons	Leased
B8	A&W	Leased
B9	1,200 - 12,900 SF	Available
B10	Dollarama	Leased

Leased
 Available
 Negotiation
 Pending

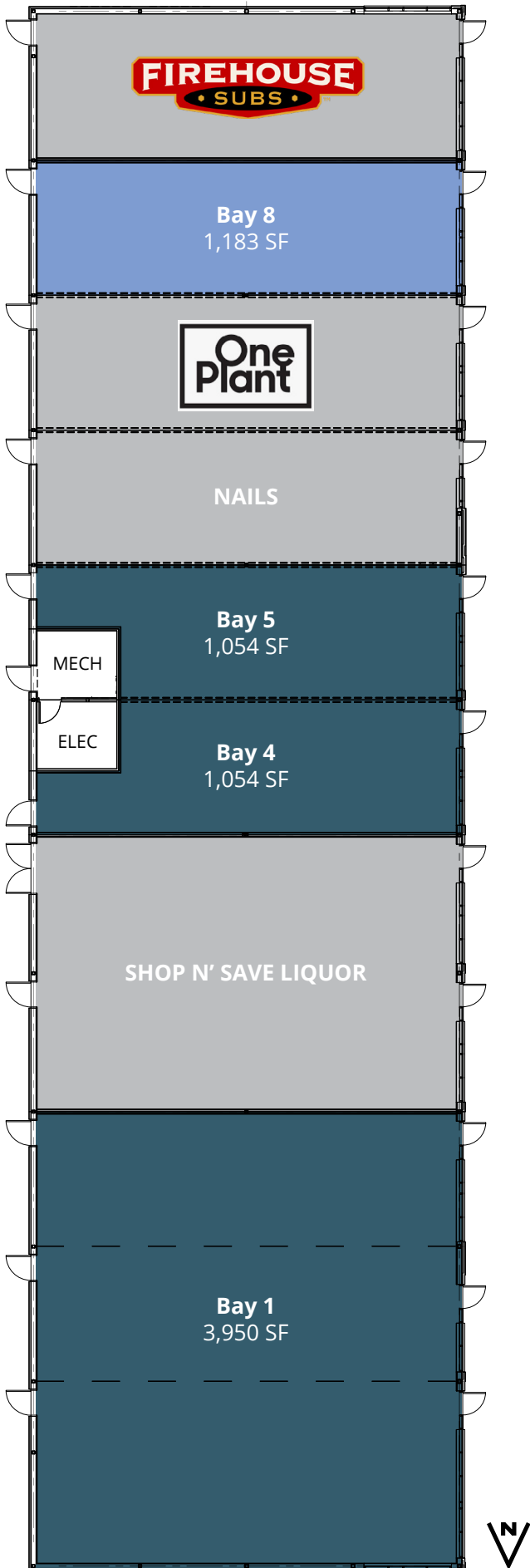
BUILDING 2

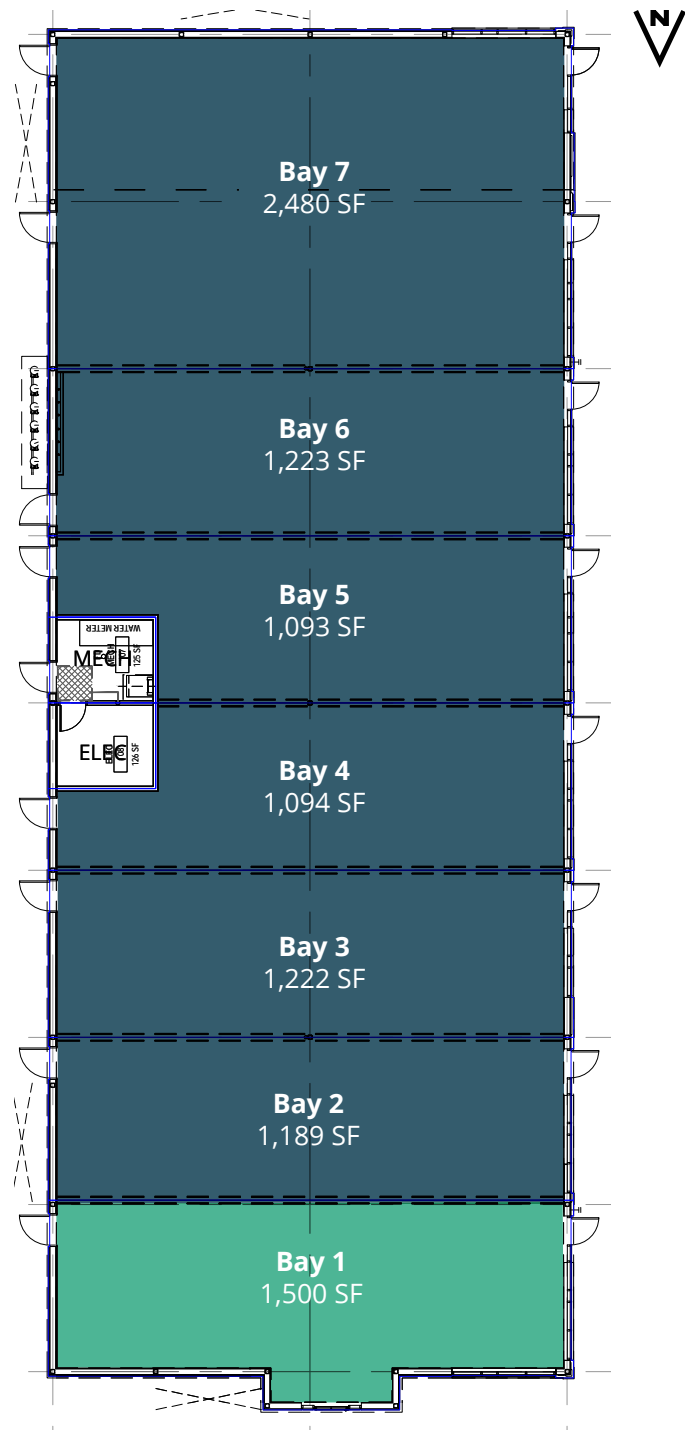
Bay 1	3,950 SF (Demisable)	Available
Bays 2 & 3	Shop n' Save Liquor	Leased
Bay 4	1,054 SF	Available
Bay 5	1,054 SF	Available
Bay 6	Nails	Leased
Bay 7	One Plant	Leased
Bay 8	1,183 SF	Pending
Bay 9	Firehouse Subs	Leased

Leased
 Available
 Negotiation
 Pending

TARGET CATEGORIES

- Quick-Service Restaurant
- Financial
- Dental
- Pet Store
- Salon
- Veterinarian





BUILDING 6

Bay 1	1,500 SF Endcap Drive-Thru	Under Negotiation
Bay 2	1,189 SF	Available
Bay 3	1,222 SF	Available
Bay 4	1,094 SF	Available
Bay 5	1,093 SF	Available
Bay 6	1,223 SF	Available
Bay 7	2,480 SF	Available

Leased
 Available
 Negotiation
 Pending

TARGET CATEGORIES

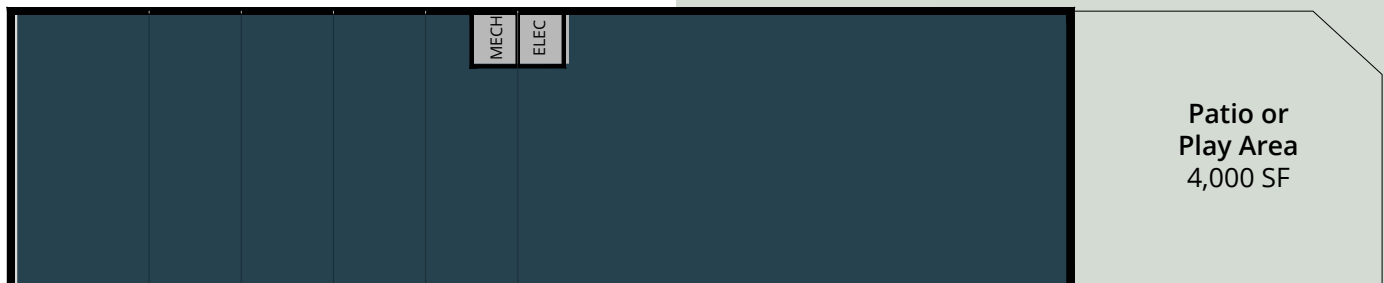
- Restaurant
- Financial
- Medical
- Dental
- Physiotherapy
- Massage
- Professional Services
- Fitness
- Financial
- Beauty

BUILDING 9

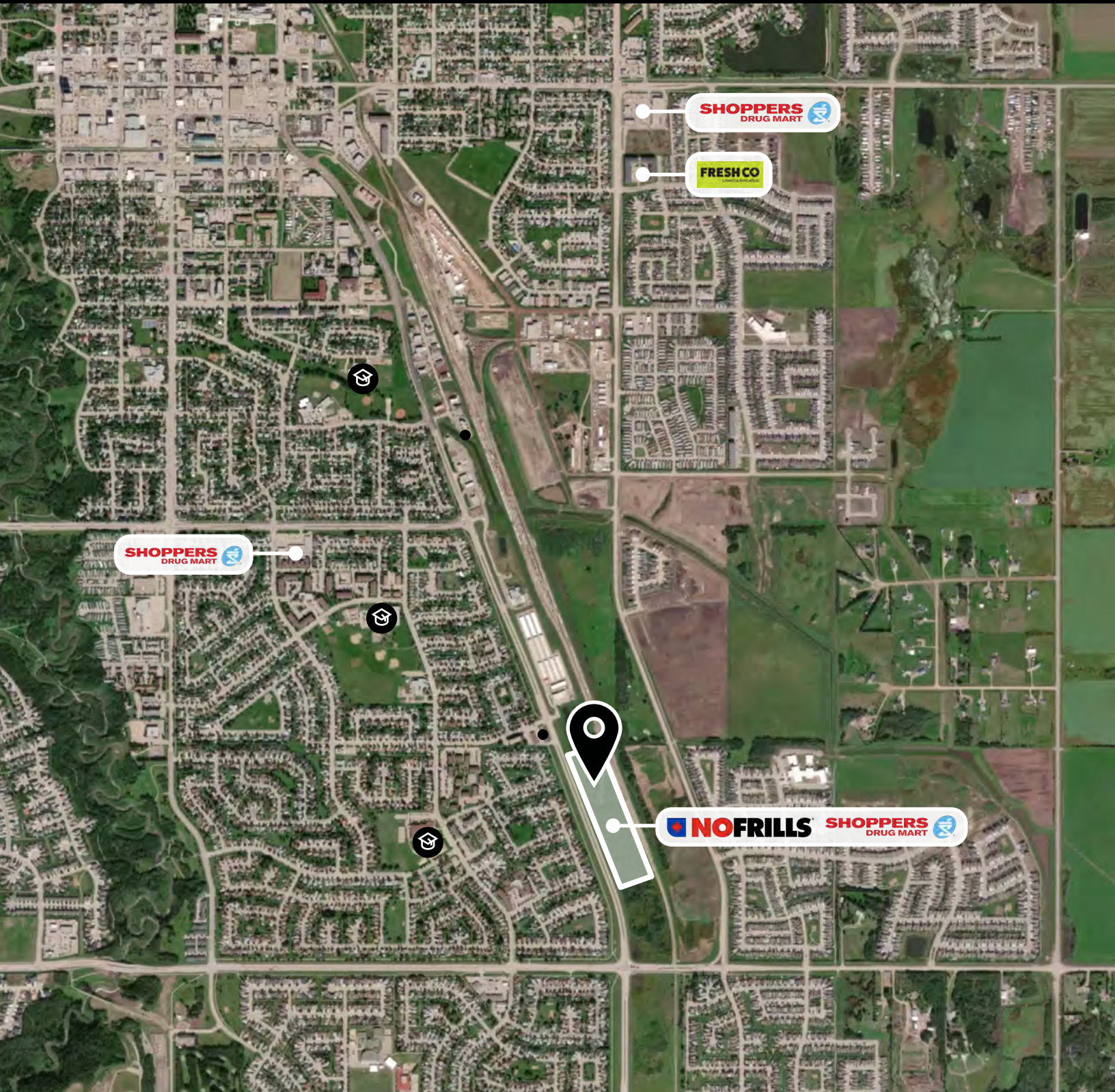
1,200 - 12,900 SF

Available

Build to suit opportunities available, ideal for automotive, daycare, fitness or sit-down restaurant. Building plan conceptual in nature.



Patio or
Play Area
4,000 SF



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

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

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

Daniel Lee*
Partner
+1 604 763 2066
daniel.lee@tetrarealty.ca
*Daniel J. Lee Personal Real Estate Corporation

Jacob Schmidt
Associate
+1 778 833 1640
jacob.schmidt@tetrarealty.ca

©2026 Avison Young Commercial Real Estate Services, LP,
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained
from sources which we deem reliable and, while thought to
be correct, is not guaranteed by Avison Young.

forum



TETRA
REALTY ADVISORS

**AVISON
YOUNG**