



PROPERTY LEASING BROCHURE

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# PROJECT SUMMARY

The Tri-City Mall is located in Cold Lake, Alberta, approximately 240 km northeast of the City of Edmonton and 132 km north of Lloydminster. Strategically placed, Tri-City Mall is located along Highway #28, between North and South Cold Lake to service the entire residential populace.

- New pad (Building 6), with opportunities from 2,500 - 5,500 SF.
- Cold Lake is an important oil industry centre of operations, has one of the largest Armed Forces bases in Canada, and is a tourism centre with Western Canada's largest inland marina.
- Recent tenants that have opened at Tri-City Mall include: Winners, Sport Chek, Dollar Tree, Warehouse One, Ardene & Fire & Flower.

## HIGHLIGHTED NEWS



[Cold Lake is about to boom](#)  
*Global News - May 26, 2023*



[Imperial Oil hoping Cold Lake carbon capture project will be running before 2030](#)  
*CBC - Apr 28, 2023*



# DETAILS

<ul style="list-style-type: none"> <li>450 - 11,058 SF (Mall)</li> <li>503 SF (Building 2)</li> <li>2,500 - 5,500 SF (New Pad - Building 6)</li> </ul>	<ul style="list-style-type: none"> <li>CAM: \$12.95 PSF &amp; TAX:\$2.50 PSF est. (Interior Mall)</li> <li>CAM: \$5.25 PSF &amp; TAX: \$5.00 PSF est. (Exterior Mall)</li> </ul>
<ul style="list-style-type: none"> <li>New 7,780 SF Pad with Drive-Thru (Building 5) - 100% LEASED</li> </ul>	<ul style="list-style-type: none"> <li>Includes 15% Mgt. Admin Fee</li> </ul>
<ul style="list-style-type: none"> <li>Hwy 28: 4,940 VPD</li> </ul>	<ul style="list-style-type: none"> <li>Contact Listing Agents for Rates</li> </ul>

# AREA TENANTS



# DEMOGRAPHICS

	TRADE AREA	5KM	10KM	50KM
2024 Population	81,828	16,860	18,370	38,068
2029 Population	82,380	16,980	18,526	38,229
2024 Average HH Income	\$106,180	\$118,267	\$120,479	\$115,671

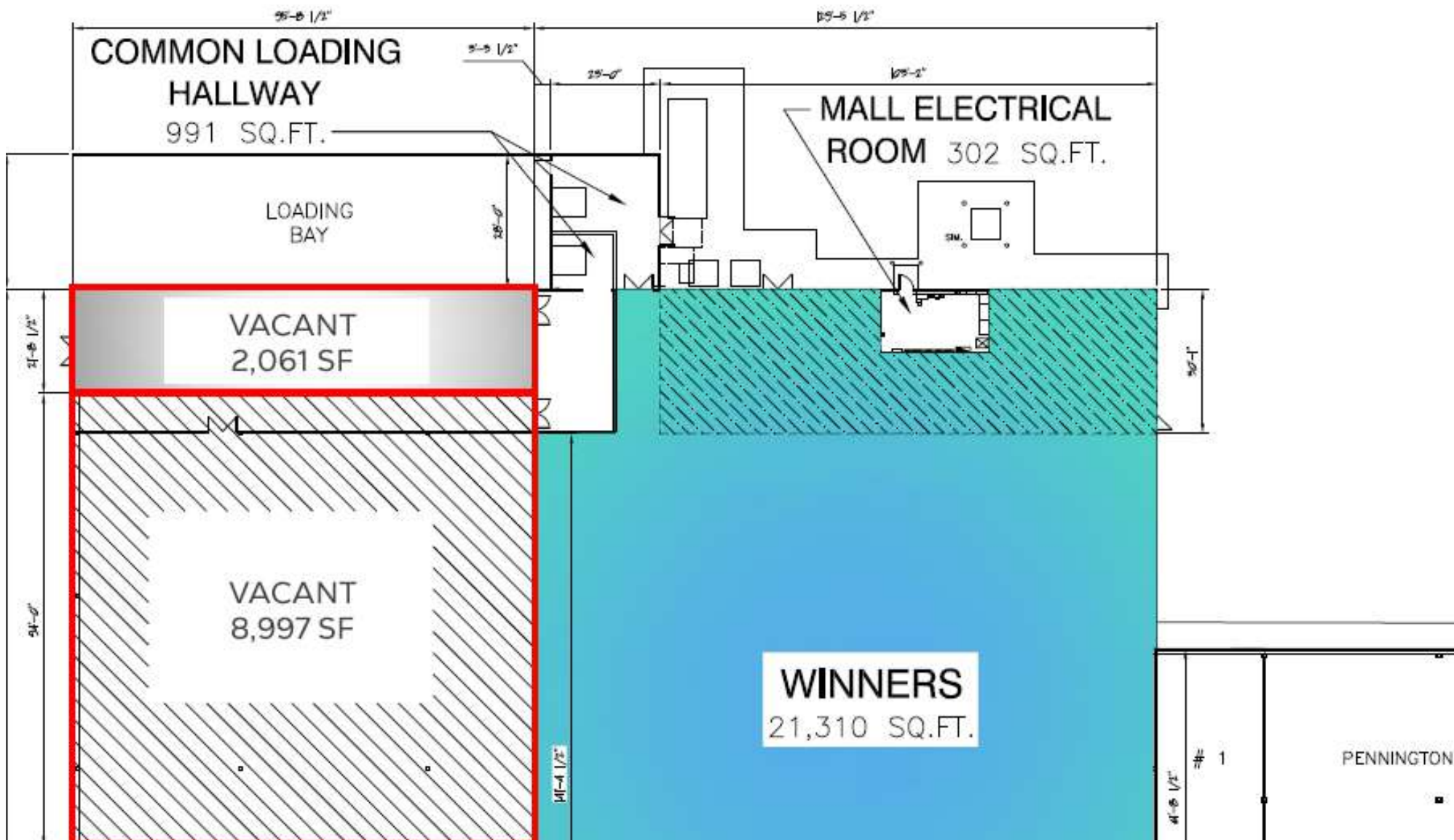
# CONTACT

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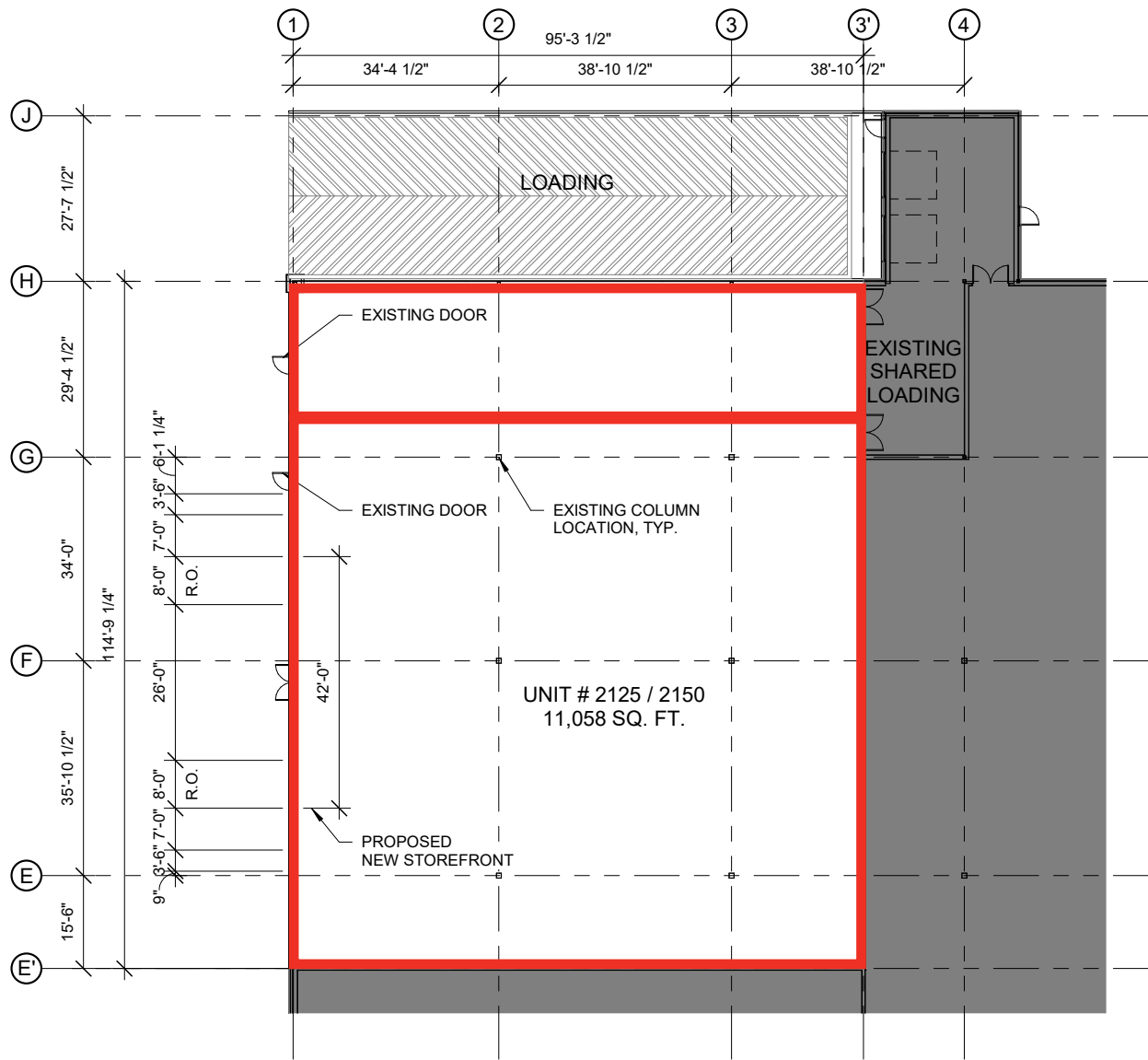
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# BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



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1 ENLARGED MAIN FLOOR PLAN  
D SCALE: 1" = 20'-0"

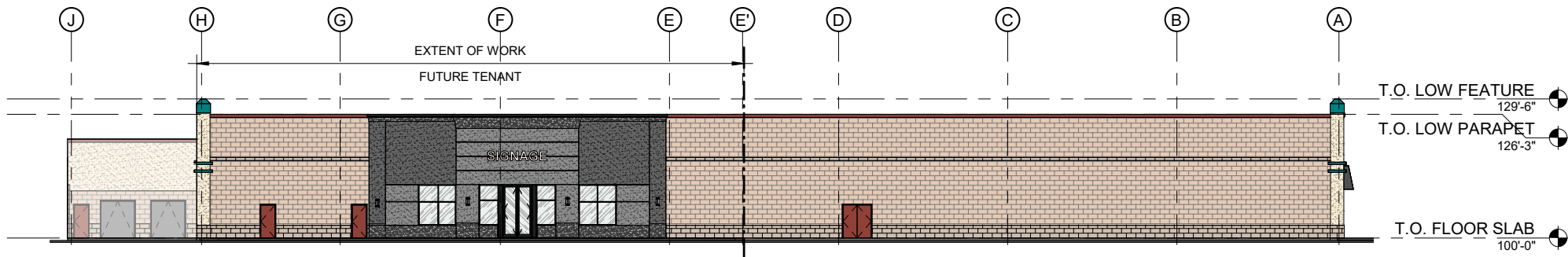


2024/02/28

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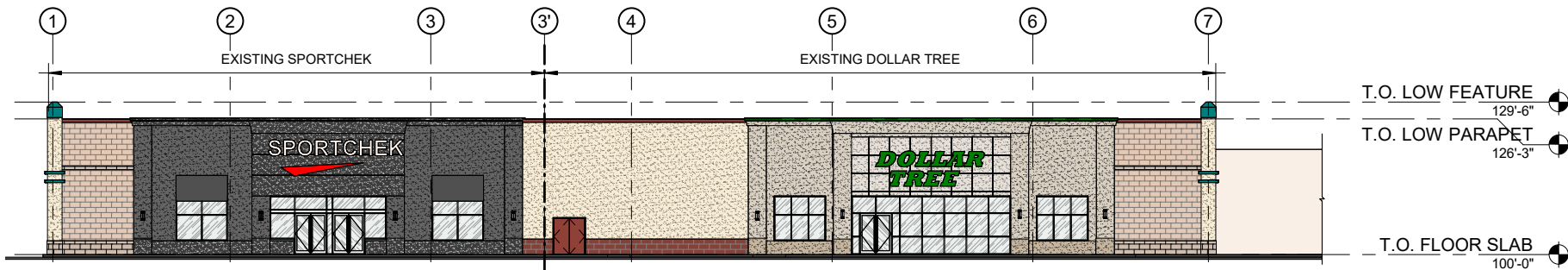


# BUILDING 1 - ELEVATIONS



NOTE: TENANT SIGNAGE BY TENANT - NOT BY LANDLORD

1 NORTH ELEVATION  
E SCALE: 1" = 20'-0"



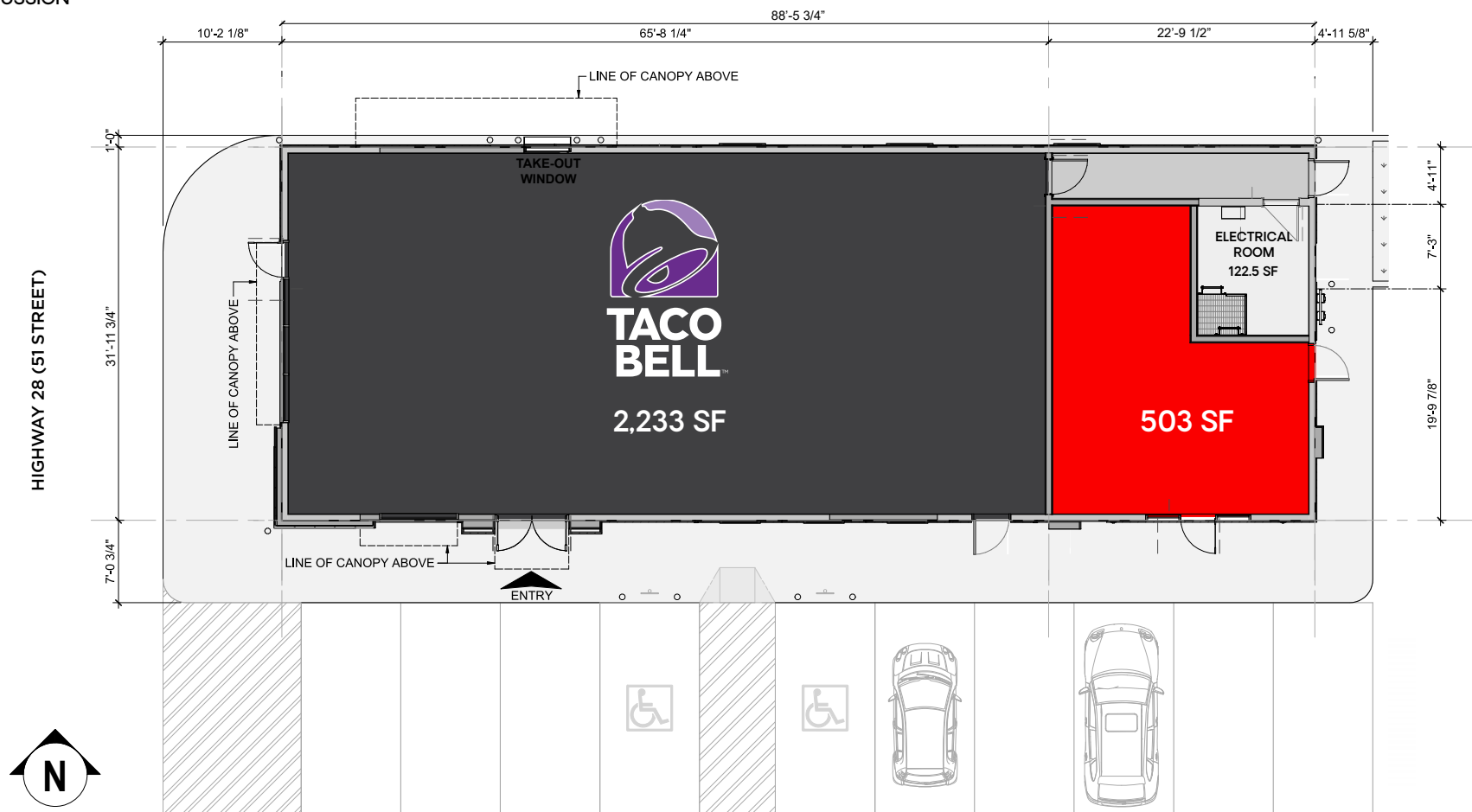
2 EXISTING WEST ELEVATION  
E SCALE: 1" = 20'-0"

E

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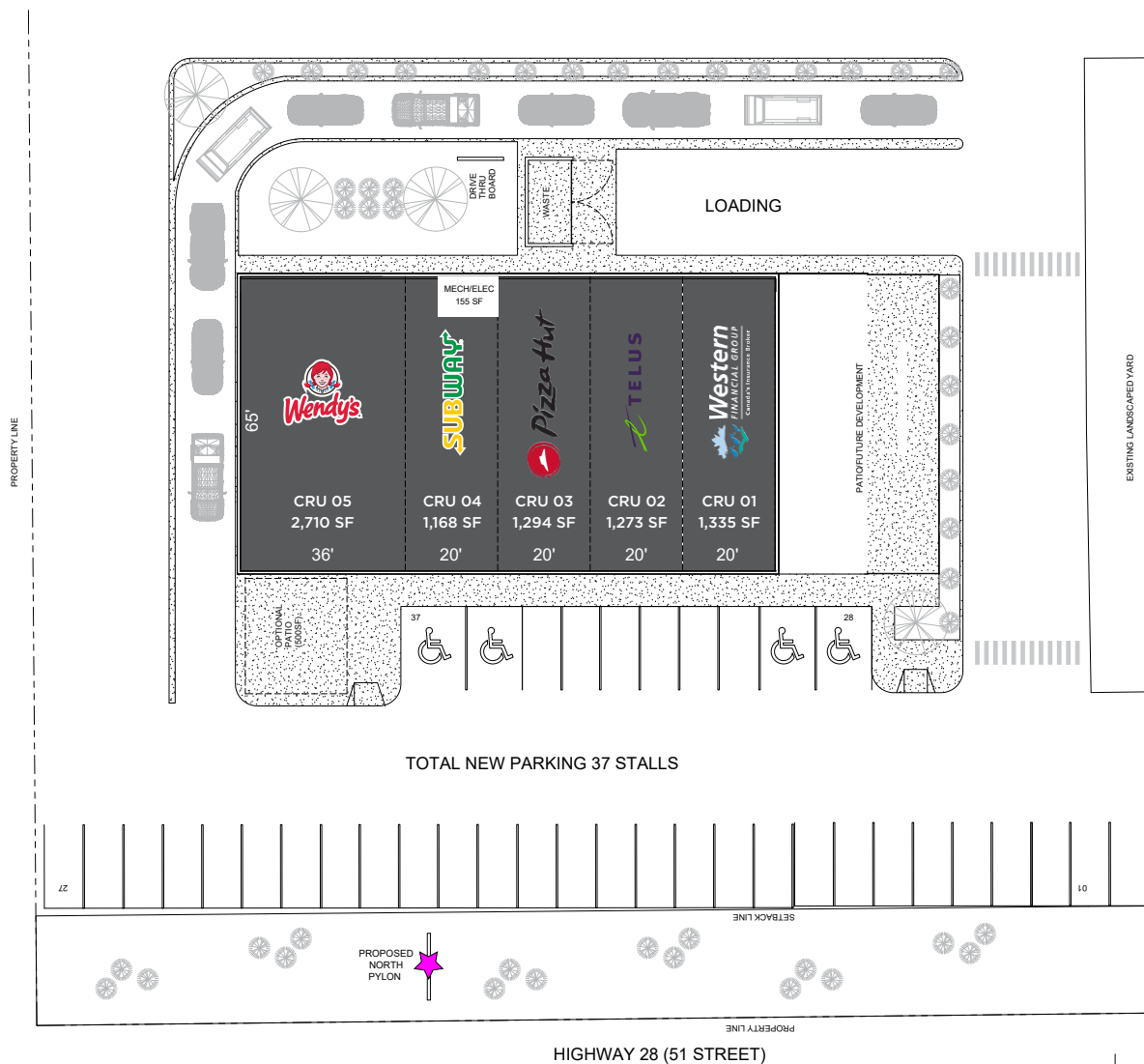
# BUILDING 2

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



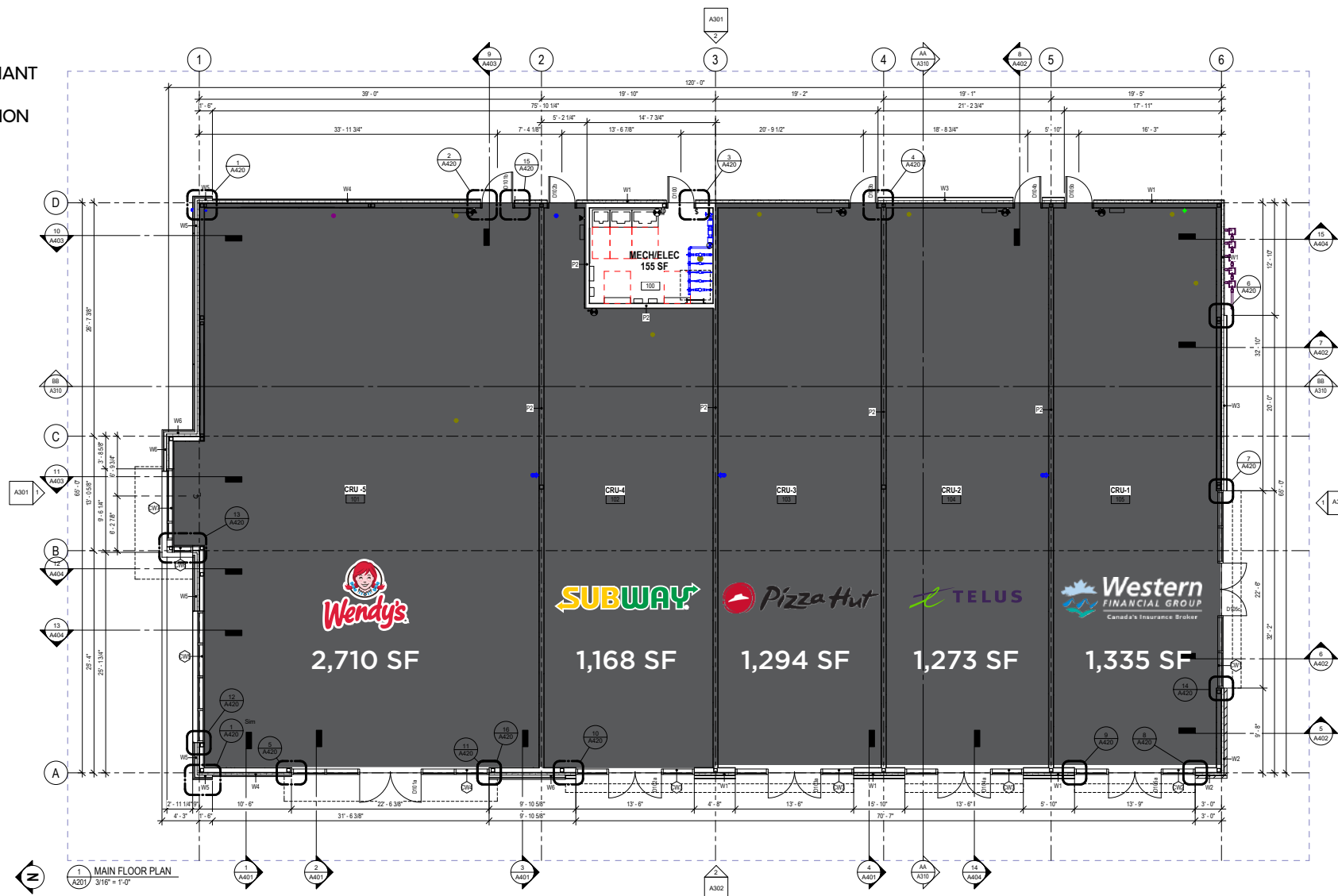
# NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



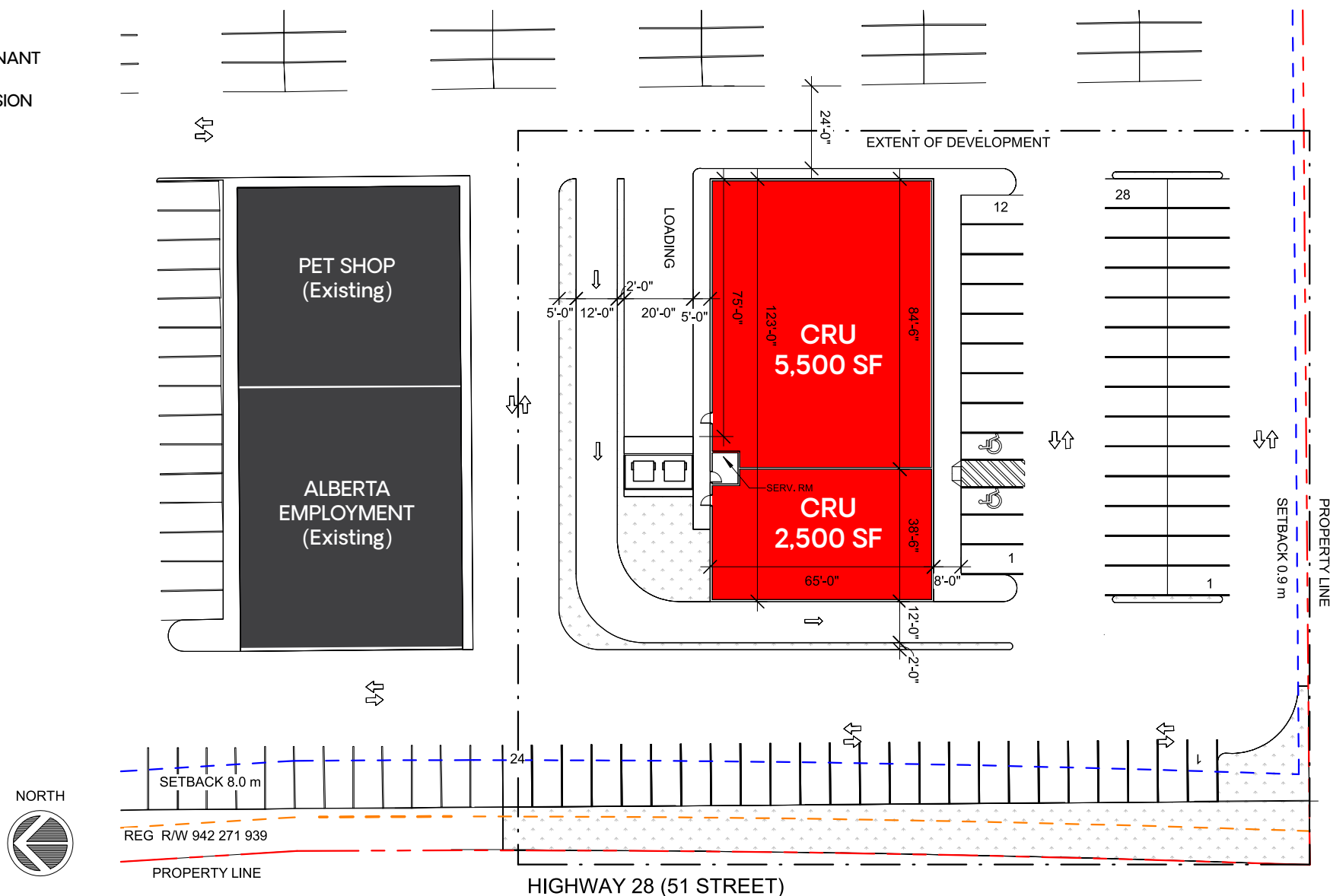
# NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



# NEW PAD PLAN - BUILDING 6

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



# JOIN WENDY'S, SUBWAY, AND PIZZA HUT, & TACO BELL



# NEW PAD - BUILDING 6



# NEW PAD - BUILDING 6



# TRI-CITY MALL

Cold Lake, AB



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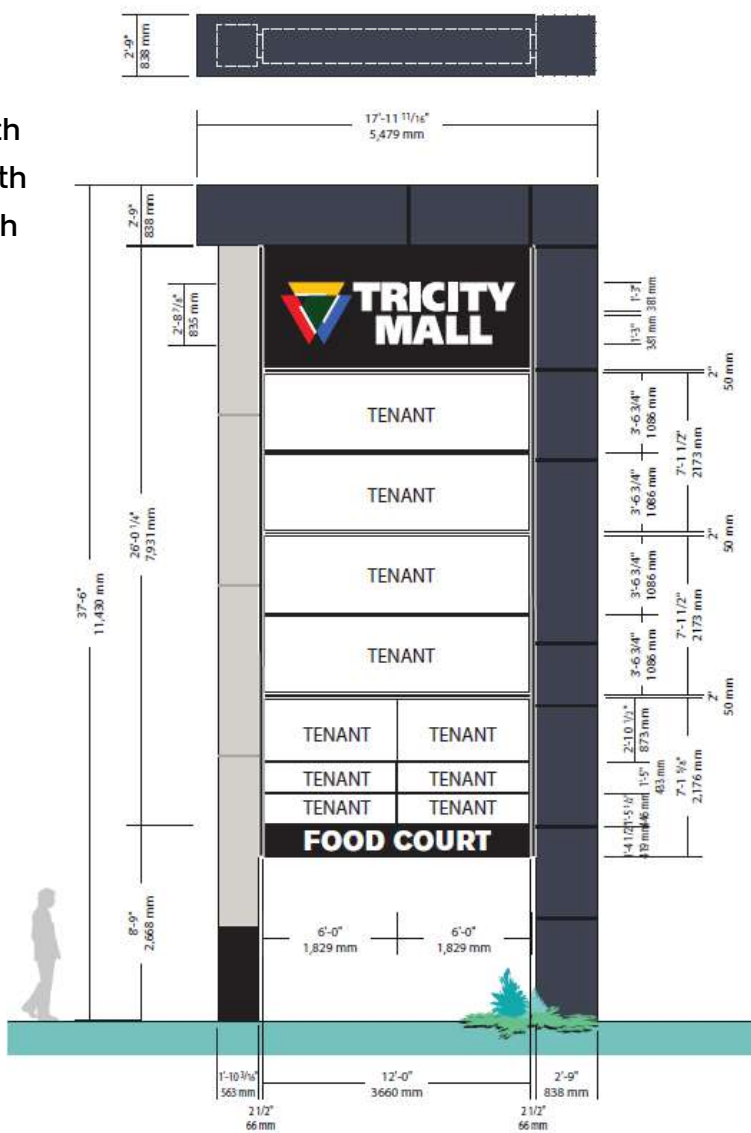
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# PYLON SIGNAGE

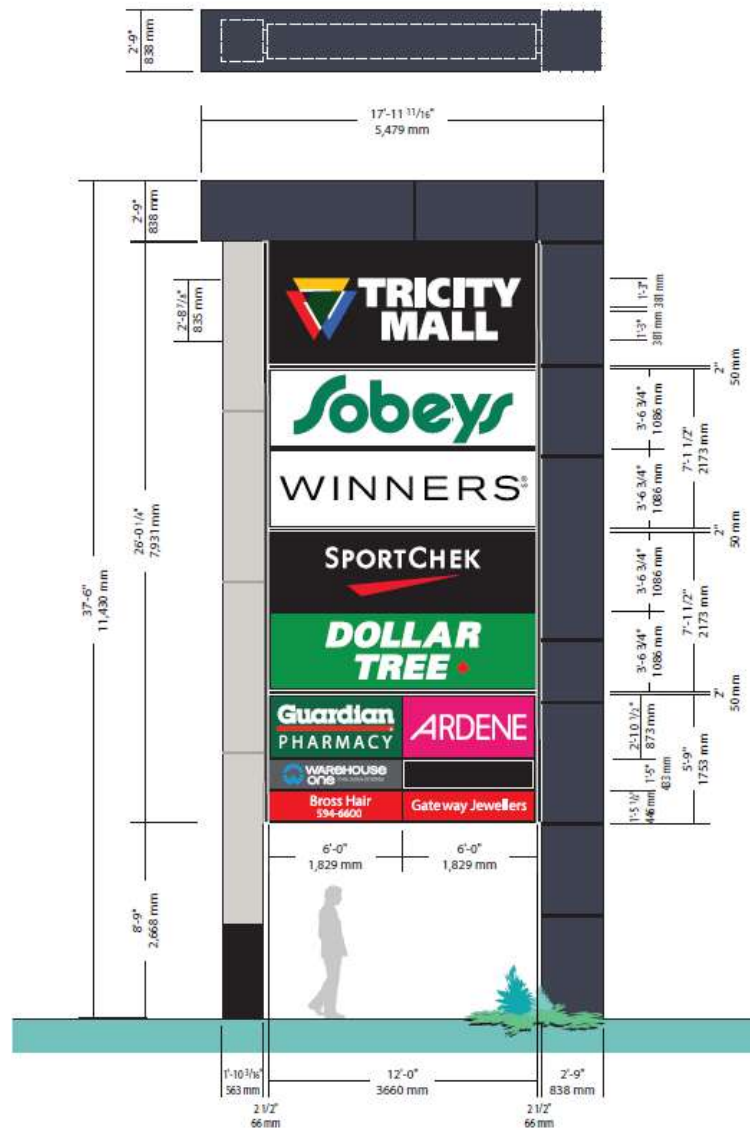
## PYLON RATES

- Large Panel: \$425.00/month
- Medium Panel: \$300.00/month
- Small Panel: \$125.00/month

### NORTH PYLON

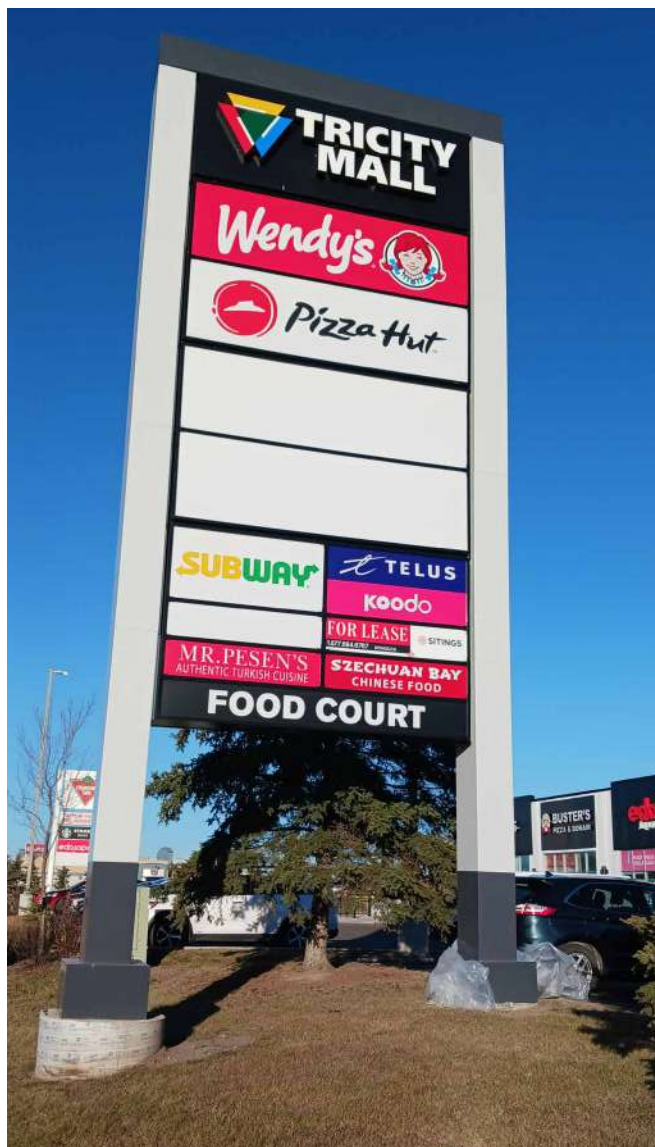


### SOUTH PYLON

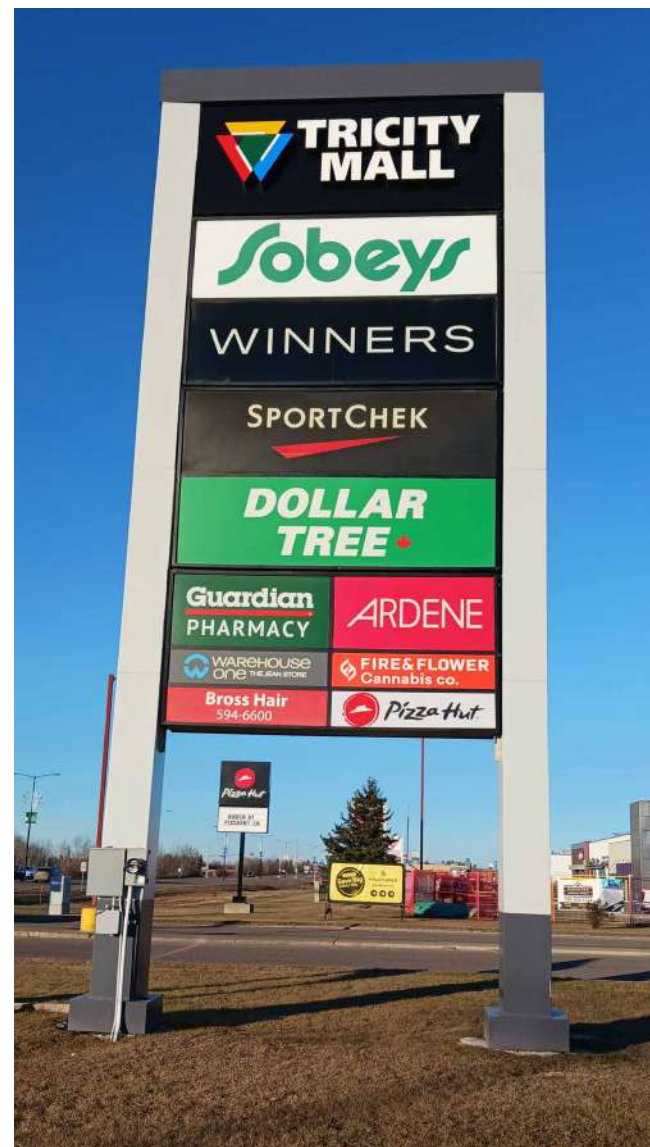


# PYLON SIGNAGE

## NORTH PYLON



## SOUTH PYLON



# AERIAL



# DEMOGRAPHICS

