

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



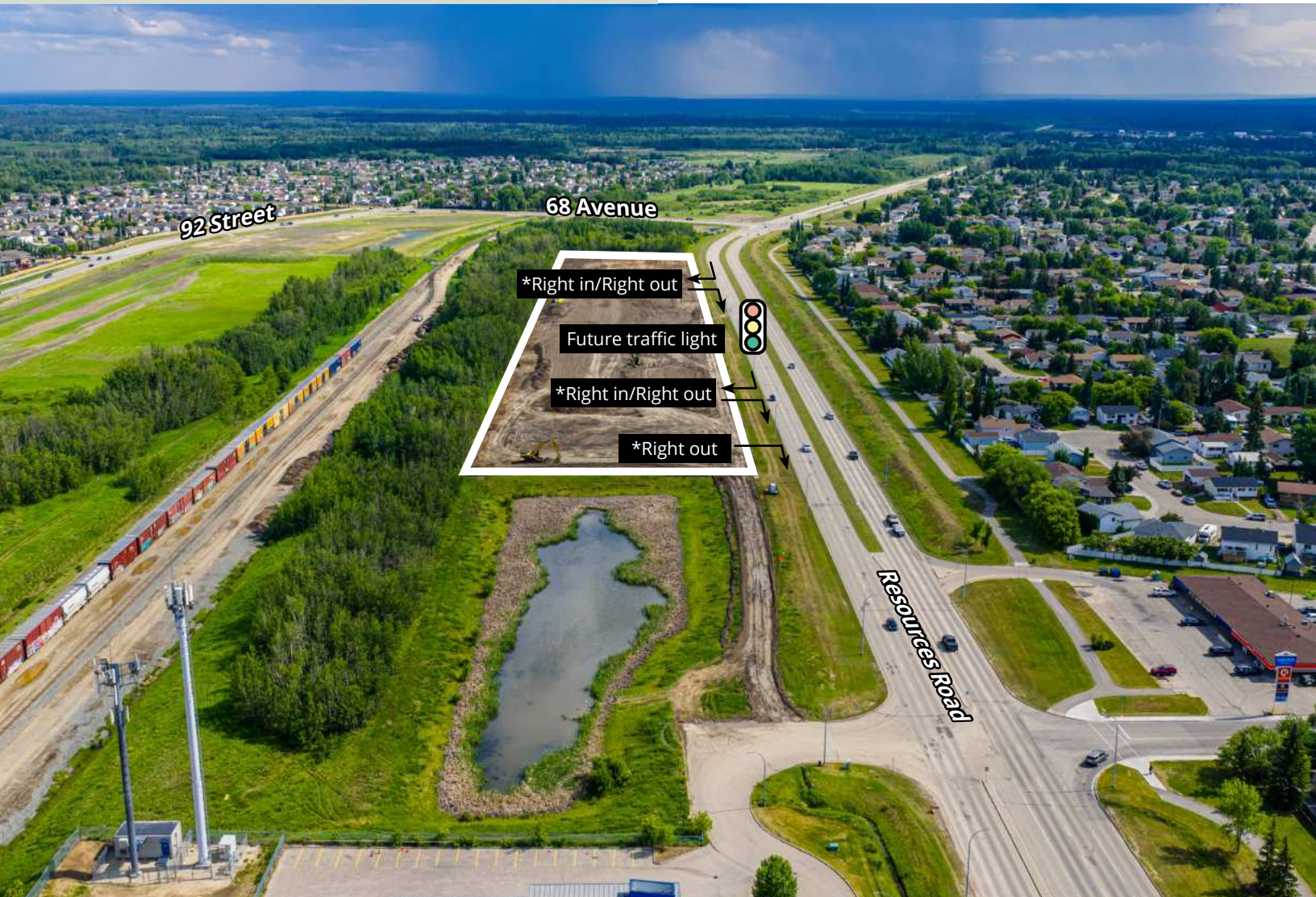
Average household income
\$123,000



Resources Road & 68 Avenue
30,428 VPD

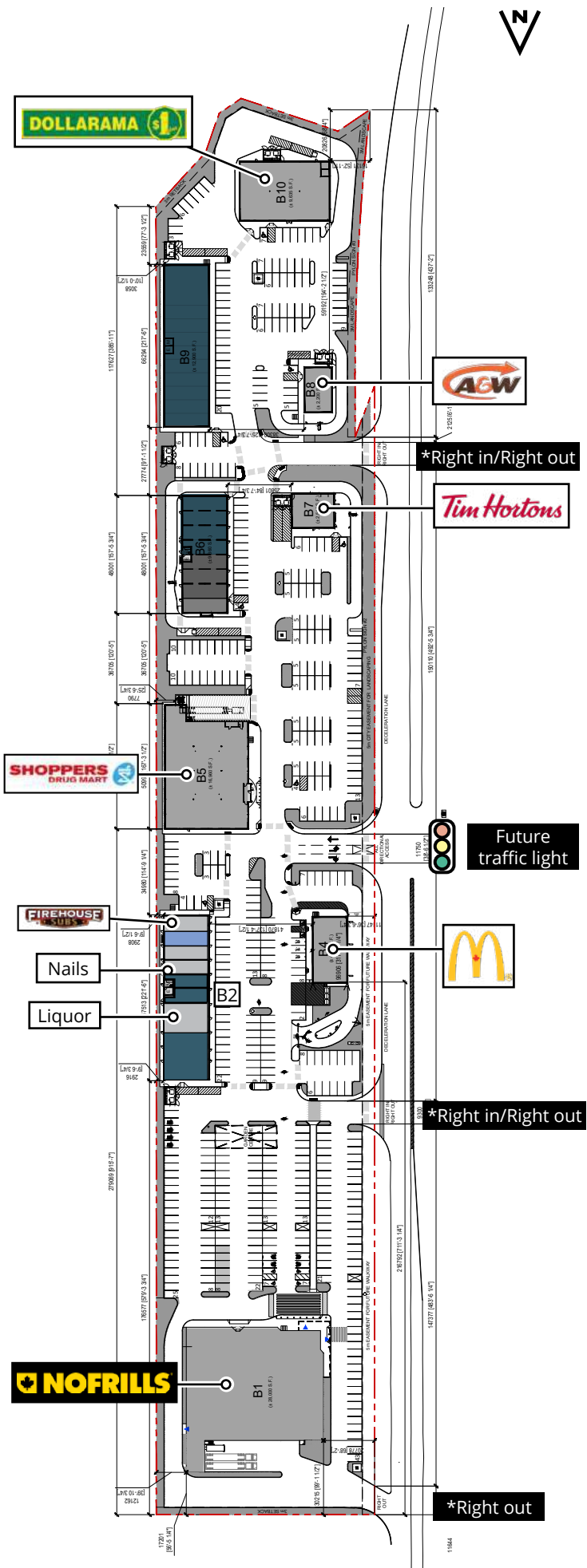


Resources Road & 76 Avenue
13,249 VPD



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 Fall 2026



B1	No Frills	Leased
	3,950 SF *Demisable*	Available
	Shop n' Save Liquor	Leased
B2	1,054 SF	Available
	1,054 SF	Available
	Nails	Leased
	One Plant	Leased
B4	McDonalds	Leased
	Firehouse Subs	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

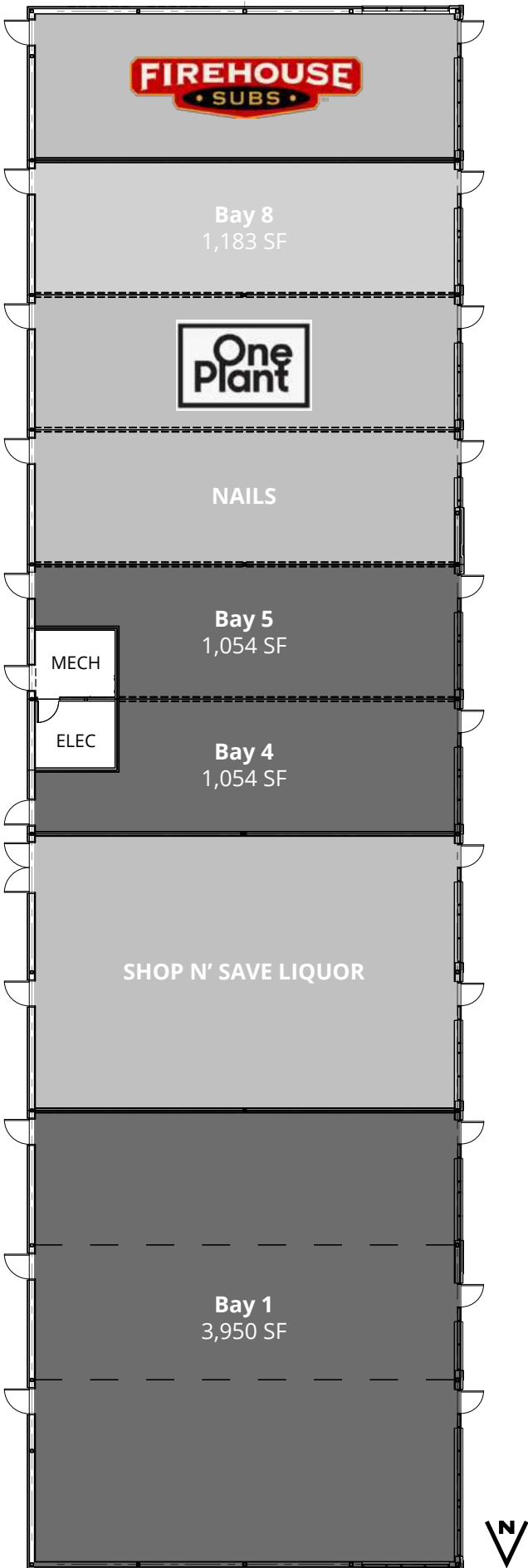
Bay 1	3,950 SF (Demisable)	Available
Bays 2 & 3	Shop n' Save Liquor	Leased
Bay 4	1,054 SF	Available
Bay 5	1,054 SF	Available
Bay 6	Nails	Leased
Bay 7	One Plant	Leased
Bay 8	1,183 SF	Pending
Bay 9	Firehouse Subs	Leased

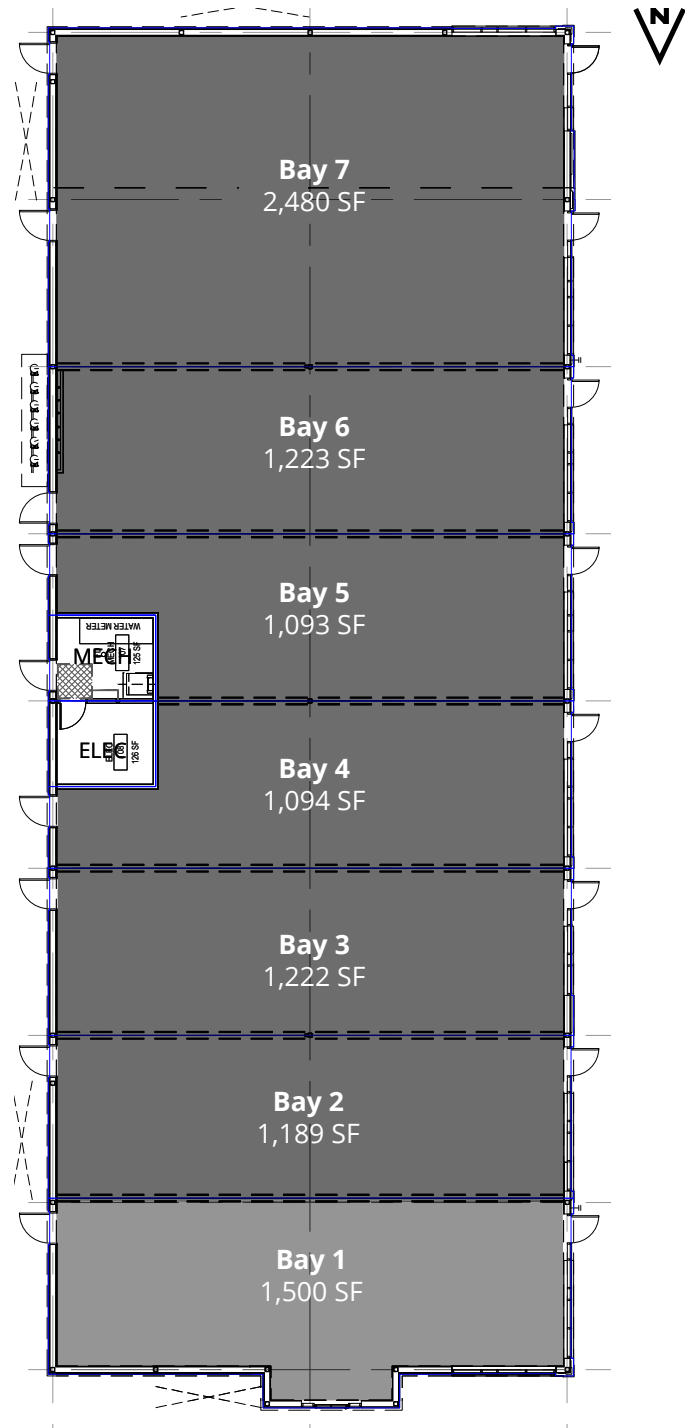
Leased
 Available
 Negotiation
 Pending

TARGET CATEGORIES

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

June 4, 2026





BUILDING 6

Bay 1	1,500 SF Endcape 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

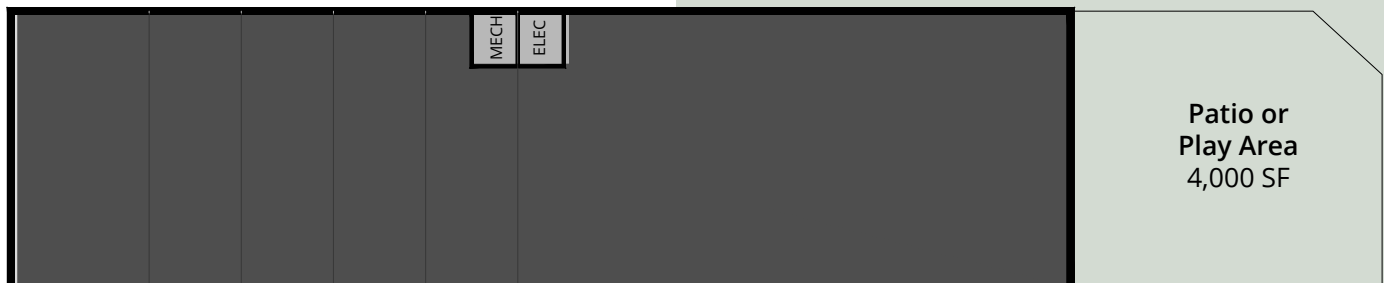
- Restaurant
- Financial
- Medical
- Dental
- Physiotherapy
- Massage
- Professional Services
- Fitness
- Financial
- Beauty

BUILDING 9

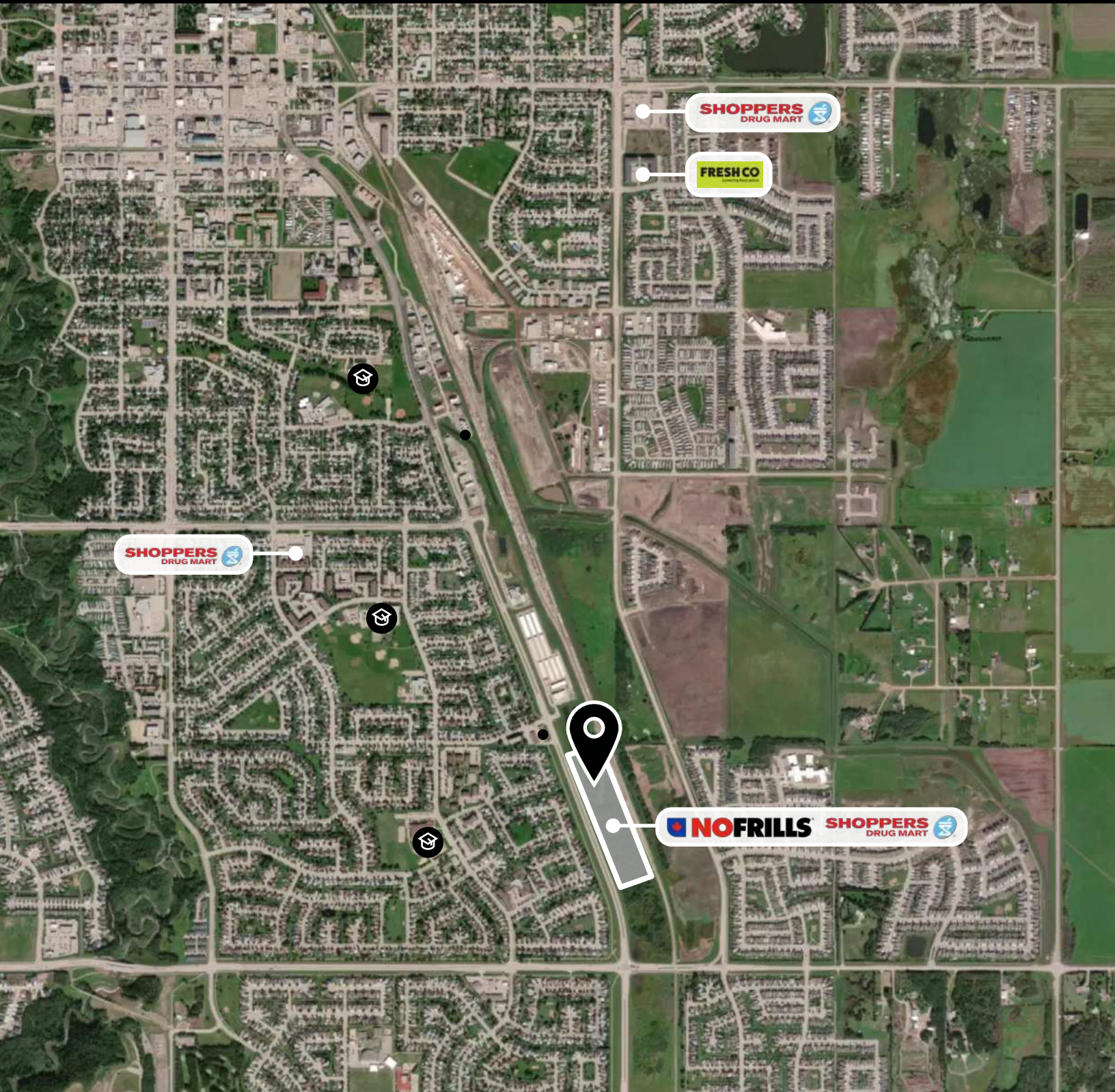
1,200 - 12,900 SF

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



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