

Resource Landing

GRANDE PRAIRIE, AB



30,428 vpd
(2025 Vehicle
Counts)

Resources Road

Natural Reserve /
Wetlands

68 Avenue



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

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

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

Jacob Schmidt
Associate
+1 778 244 8455
jacob.schmidt@tetrarealty.ca

Demographics



Population
69,133



Trade area population
288,550



Vehicles per day
30,428 vpd
(Resources Road & 68 Ave, 2025)
13,249 vpd
(Resources Road & 76 Ave, 2022)



Average household income
\$123,000

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

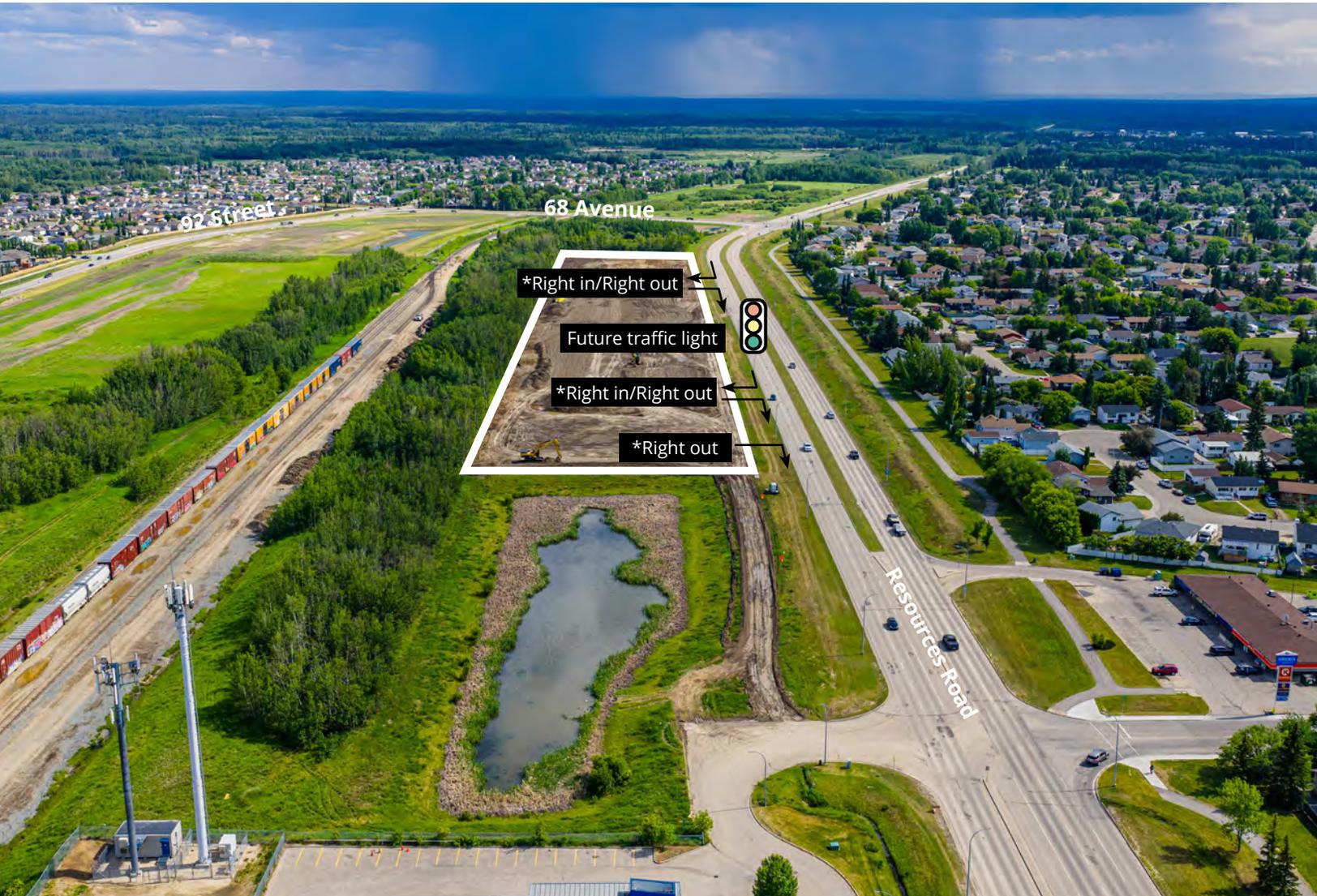


Resources Road between 68 Avenue & 76 Avenue, Grande Prairie, AB

Discover the vibrant new retail centre in Grande Prairie, Alberta, spanning ±12.17 acres of prime real estate in a rapidly transforming neighbourhood. This dynamic development offers unparalleled access and is 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. With multiple spaces already under negotiation, seize the opportunity to establish your brand in units ranging from 1,200 to 10,000 square feet.

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

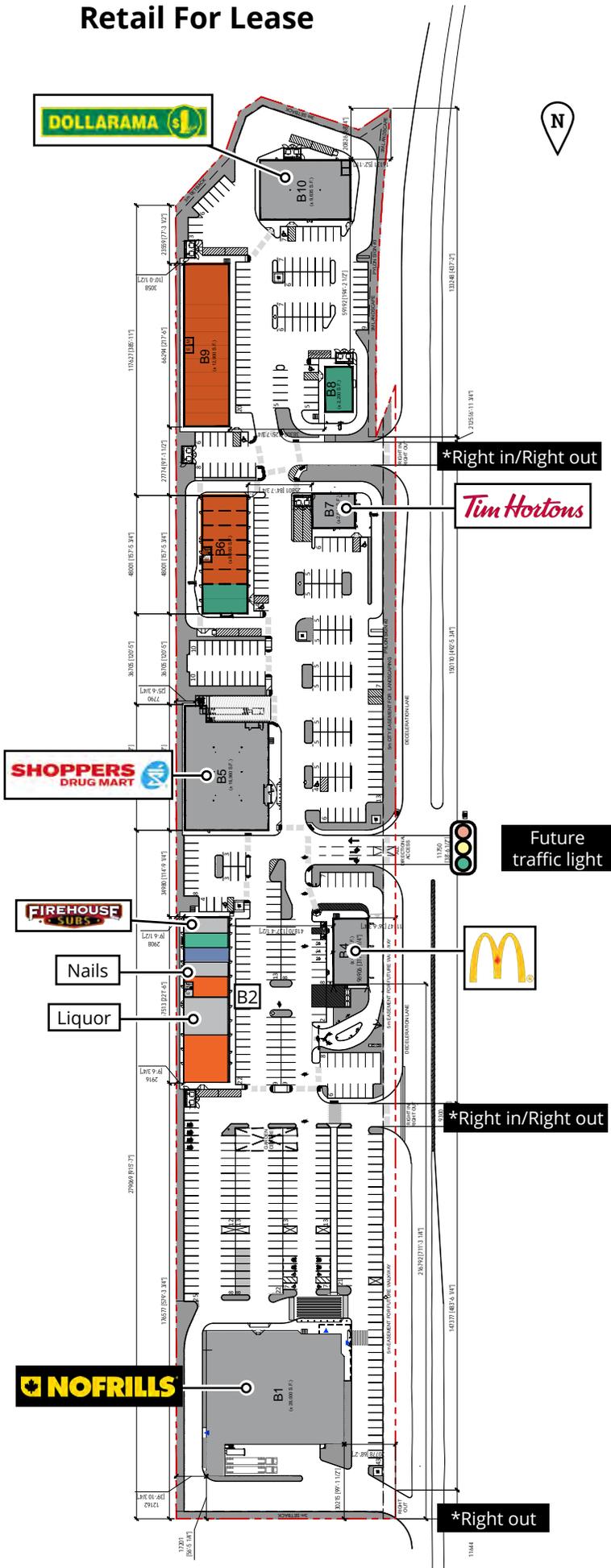
Site Size	±12.17 acres
Zoning	CA - Arterial Commercial



Retail For Lease

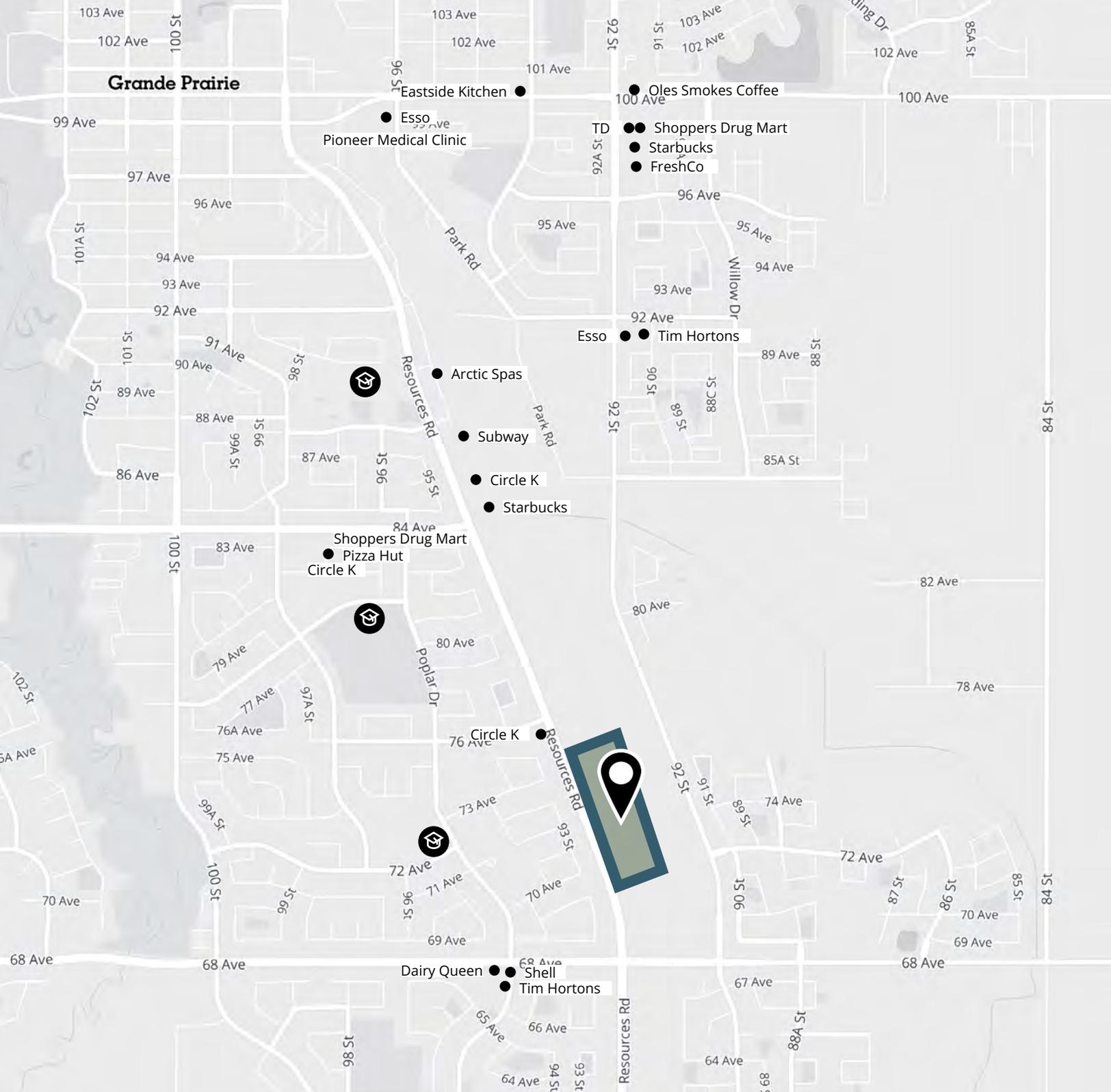
Opportunities from 1,200 to 12,000 SF available

- Centrally located development with convenient access.
- Neighbourhood undergoing rapid change.
- Opportunities include drive-thru 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 3,950 SF *Demisable*	Leased Available
	Shop n' Save Liquor 1,600 SF	Leased Available
B2	Nails 1,200 SF	Leased Pending
	Liquor 1,200 SF	Under Negotiation
	Firehouse Subs	Leased
B4	McDonalds	Leased
B5	Shoppers Drug Mart	Leased
	1,800 SF *Endcap Drive-Thru*	Under Neogtiation
B6	1,800 SF	Available
	1,200 - 5,760 SF	Available
B7	Tim Hortons	Leased
B8	Drive-Thru Pad (2,200 SF)	Under Negotiation
B9	1,200 - 12,000 SF	Available
B10	Dollarama	Leased

Leased
 Available
 Negotiation
 Pending



© 2025 Avison Young Commercial Real Estate Services, LP. 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.

Suite 2100, 10111 - 104 Avenue | Edmonton, AB | +1 780 428 7850