

FOR LEASE

CARIBOU CROSSING

BOUNDARY ROAD & CARIBOO HIGHWAY, PRINCE GEORGE, B.C.

LEASE OPPORTUNITIES AT HIGHWAY
COMMERCIAL DEVELOPMENT



Developed by:



Future Site of:



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Marcus & Millichap

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OPPORTUNITY

Caribou Crossing is a proposed multi-phased, highway commercial development to be comprised of lease and strata sale opportunities. The development is situated at the intersection of Cariboo Highway (Hwy 97) and Boundary Road in the southeastern region of Prince George, B.C.

Prince George is considered BC's "Northern Capital" and is one of the fastest growing regions in Canada. The city boasts extremely strong demographics that compliment a multitude of rapidly growing business sector/labor forces.

SALIENT DETAILS

Municipal Address: 7631, 7373 and 7385 Boundary Road, Prince George, B.C.

Phase 1 Availability: CRU: 1,450 SF
End-Cap DT: 1,450 SF

Traffic Counts:

- 14,600 VPD along Highway 97
- 1,000 VPD along Boundary Road

Parking: 305 parking stalls

Access/Egress: Multiple all directional access points off Boundary Avenue via Boundary Road

Zoning: [Z10 \(Inland Plaza\)](#)

Timing: Q2 - Q3 2024

Additional Rent: Please Contact Listing Agent

Asking Rent: Please Contact Listing Agent



HIGHLIGHTS



C-Store, drive-thru and build-to-suit lease opportunities



Future phases with varying lease and professional/strata sale opportunities



Exceptionally positioned to service south Prince George and transient highway traffic



Unparalleled exposure to daytime vehicular traffic of Highway 97



Flexible zoning allows for a wide range of commercial uses



Immediate proximity to Prince George Airport (YXS) and Prince George Global Logistics Park within Prince George's Foreign Trade Zone



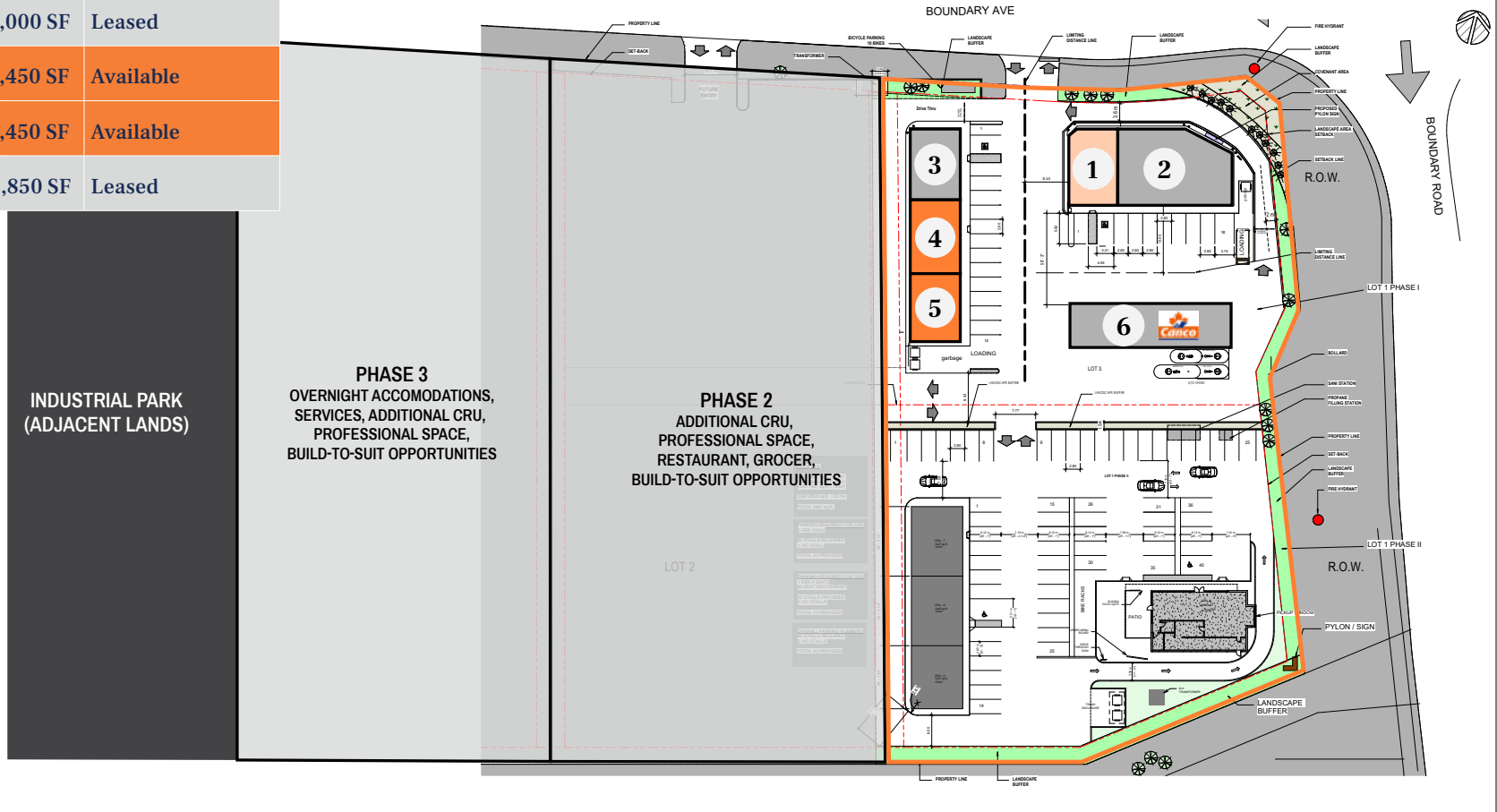
By 2027, Prince George Airport is expected to have 700,000 annual passengers

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SITE PLAN

1	End-Cap DT	1,969 SF	Under Negotiation
2	C-Store	2,819 SF	Leased
3	Subway	1,000 SF	Leased
4	CRU	1,450 SF	Available
5	End-Cap DT	1,450 SF	Available
6	Canco Gas	2,850 SF	Leased



*Proposed building plans are preliminary and subject to change

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Rendering of Proposed Drive-Thru and CRU Pad

PRINCE GEORGE FOREIGN TRADE ZONE

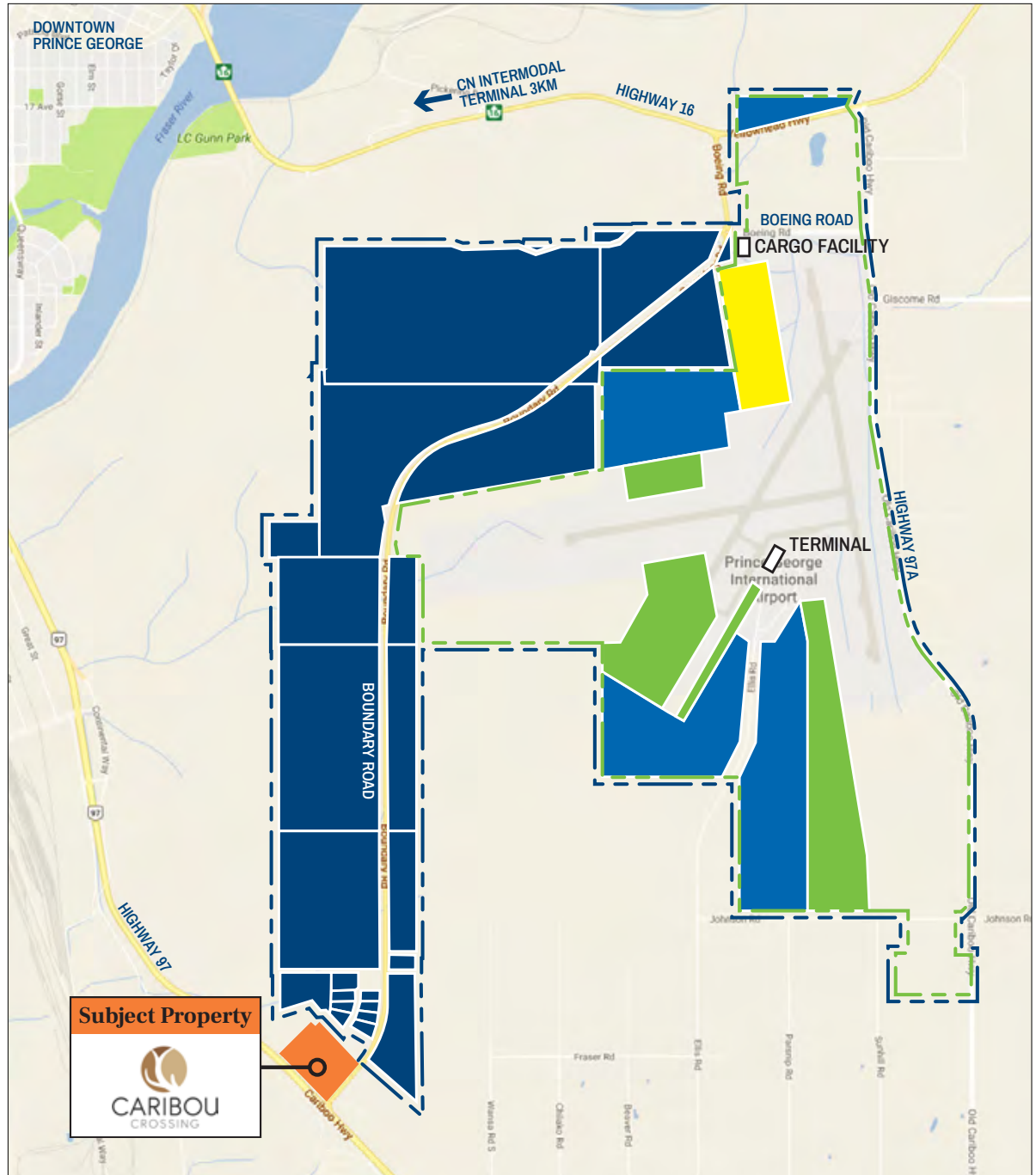
Prince George is known as Canada's western-most inland port and British Columbia's first Foreign Trade Zone (FTZ). The Prince George FTZ is an officially designated area for the trading of tariff and tax exempted goods. The FTZ is intended to enhance the city's connection with provincial, national and international markets via a diversified transportation network.

PRINCE GEORGE GLOBAL LOGISTICS PARK

The Prince George Global Logistics Park is a 1,214 hectare area proposed for future growth and development of light/ intermediate industrial uses.

Legend

- Foreign Trade Zone
- Airport Lands
- Prince George Global Logistics Park
- Airport Multipurpose
- Airside General Aviation
- Airside Cargo



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SURROUNDING DEVELOPMENTS



Vault Self Storage
6989 Boundary Road
8,000+ SF Self Storage



Northern Scale
7047 Boundary Rd
4,000 SF Owner-Occupier



Inland Kenworth
7337 Boundary Rd
100,000 SF Owner-Occupier



Great West Equipment
7411 Riggs Cr
40,000 SF Logistics Warehouse



Peace Valley Ind.
7040 Boundary Rd
16,000 SF Owner-Occupier



7090 Boundary Rd
26,500 SF Owner-Occupier
Manufacturing Facility



Gregg Distributors
7180 Boundary Rd
70,000 Sf Logistics Facility

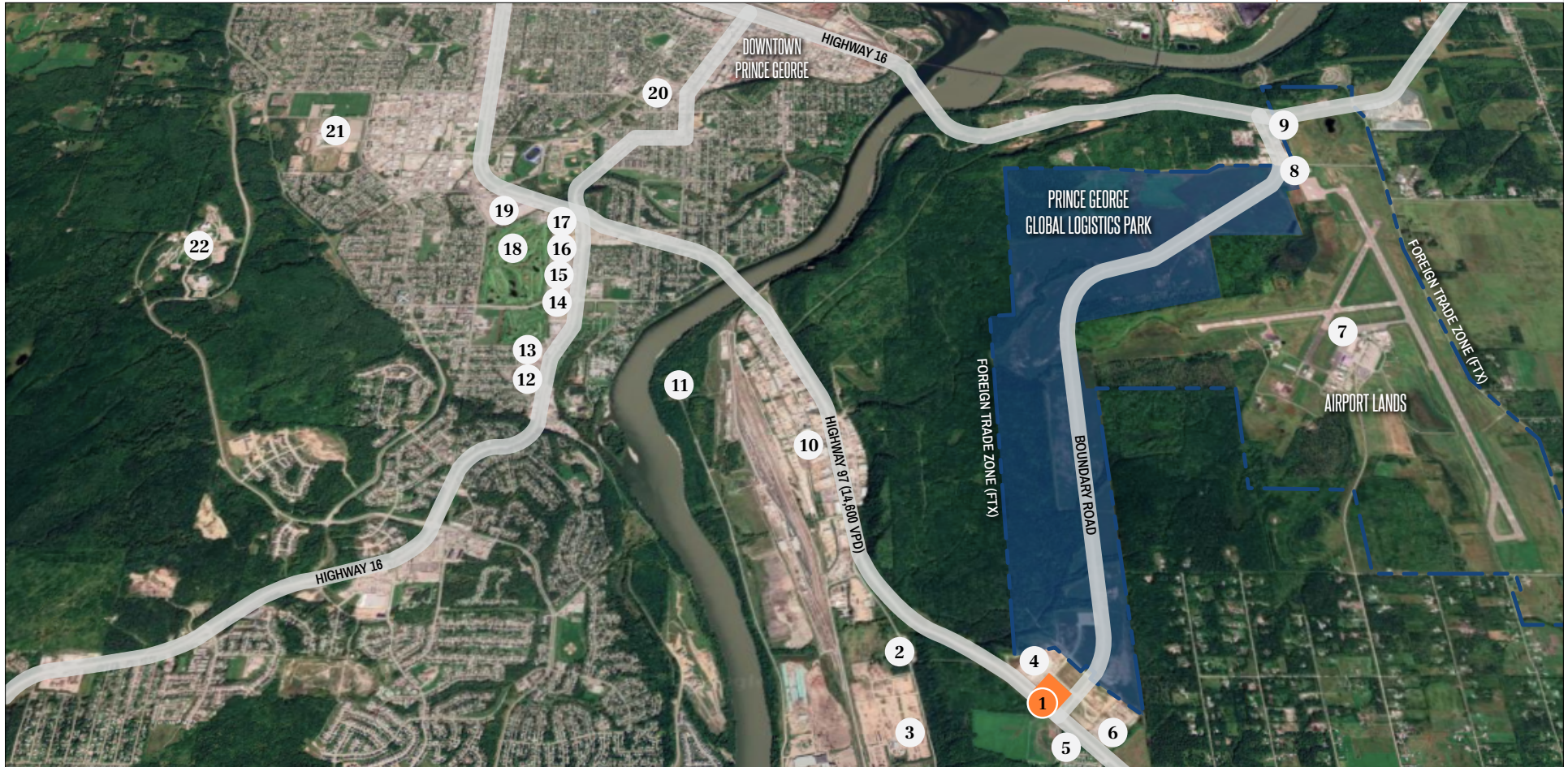


Fraserway RV
7818 Hwy 97S
12-Acre RV Dealership

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2022 Demographics	5 KM	8 KM	10 Min Drive	Prince George
Population	16,215	47,412	28,717	80,953
Households	6,143	19,512	11,981	32,172
Average Household Income	\$116,784	\$97,789	\$84,195	\$104,615



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|---|--|---|--|---|
| 1. Subject Site - Caribou Crossing | 7. Prince George Airport (YXS) | 12. Brookwood Plaza: Best Buy, JYSK, | 16. Riverpoint Landing: Party City, | 20. Parkwood Place: Save-On-Foods, |
| 2. AAA Self Storage | 8. Esso | Boston Pizza | Goodlife Fitness, PetSmart, Sleep | London Drugs, Dollar Tree |
| 3. Stella Jones | 9. Petro Can | 13. Costco | Country | 21. Exhibition Park and Prince George |
| 4. Inland Heavy Duty Trucks | 10. BCR Industrial Park: Tim Hortons, | 14. Superstore | 17. Sandman Hotel | Aquatic Centre |
| 5. Sinitch RV Park, Prince George | Husky, Super Save Gas, Petro-Pass, | 15. Riverpoint Shopping Centre: | 18. Prince George Golf & Curling Club | 22. University of Northern BC (UNBC) |
| Liquor Box | Shell | Dollar Tree, Liquor Depot, The | 19. Pine Centre Mall: Sport Chek, | |
| 6. Fraserway RV | 11. Willow Cale Industrial Park | Brick | Shoppers Drug Mart, Dollarama | |

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