

FOR LEASE

BUILD-TO-SUIT OPPORTUNITIES IN FORT ST. JOHN'S PRIMARY RETAIL NODE



TOTEM MALL
WINNERS Mark's
STAPLES Landmark
DOLLARAMA petvalu

SAFeway

Tim Hortons



96A ST

Booster Juice

SUBJECT PROPERTY

OPPORTUNITY

Located in the heart of Fort St. John's primary retail node, these high-exposure build-to-suit retail opportunities offer flexible options for a range of tenants. Positioned directly in front of Walmart and across from Totem Mall, the site features potential for drive-thru units, mid-box CRUs, and stand-alone pads—ideal for QSR, medical, service retail, and more. Capitalize on strong traffic, established national co-tenancy, and excellent visibility in this high-demand corridor.

SALIENT DETAILS

Address:	96A Street, Fort St. John, B.C.
Size Configurations:	+/- 1,000 SF – +/- 20,000 SF Refer to site plans.
Timing:	+/-12-18 Months from binding deal
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents

DEMOGRAPHICS

Drive Time Radius	3 Min	5 Min	10 Min
2024 Average Household Income	\$106,672	\$108,585	\$122,690
2024 Total Population	5,339	15,561	26,140
2024 Total Households	2,434	6,932	10,720



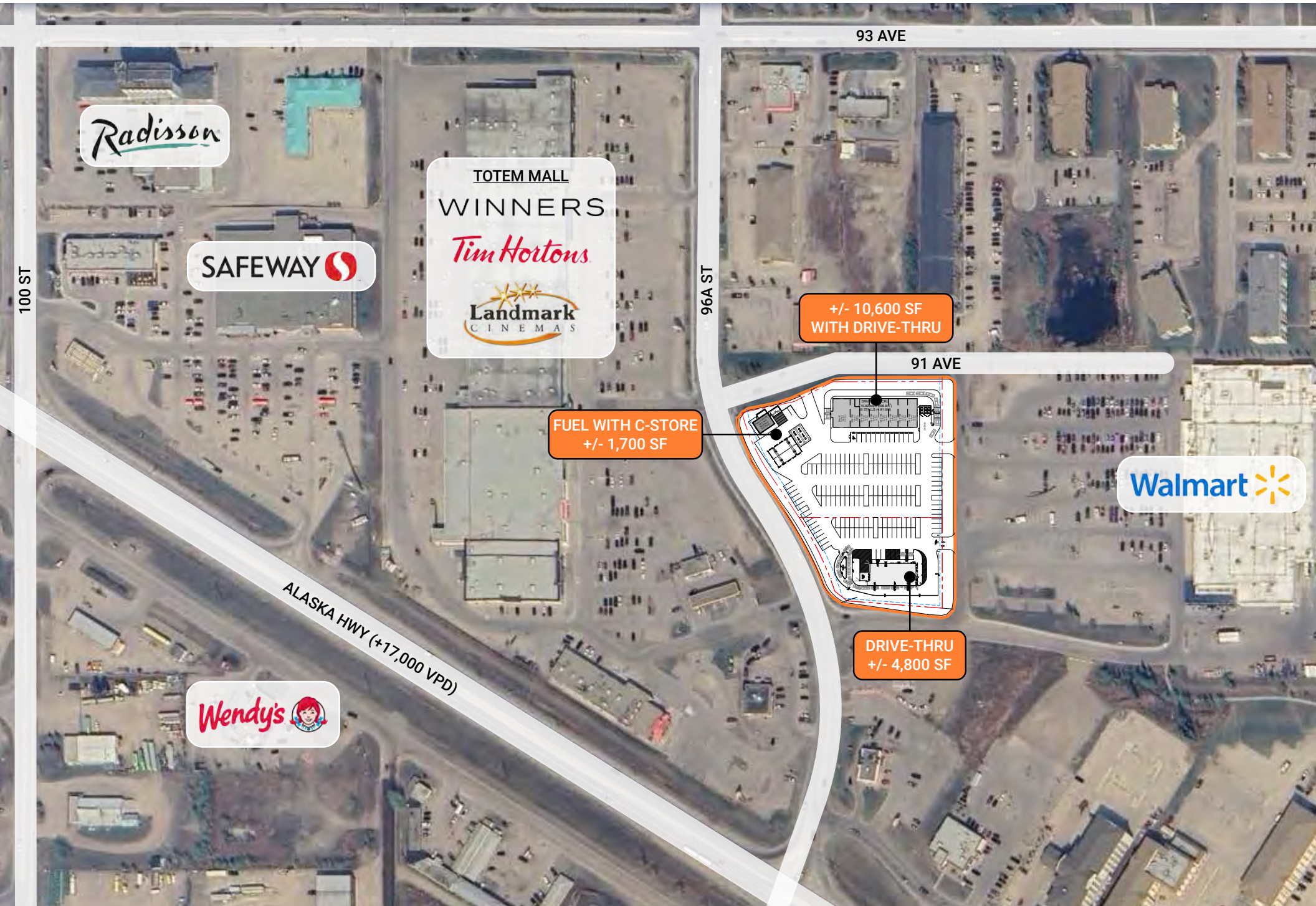
LOCATION OVERVIEW



DRAFT SITEPLAN

OPTION 1 - DRIVE-THRU, STAND-ALONE PAD AND CRU

Marcus & Millichap



Radisson

SAFeway

TOTEM MALL
WINNERS

Tim Hortons

Landmark
CINEMAS

FUEL WITH C-STORE
+/- 1,700 SF

+/- 10,600 SF
WITH DRIVE-THRU

91 AVE

Walmart

DRIVE-THRU
+/- 4,800 SF

Wendy's

ALASKA HWY (+17,000 VPD)

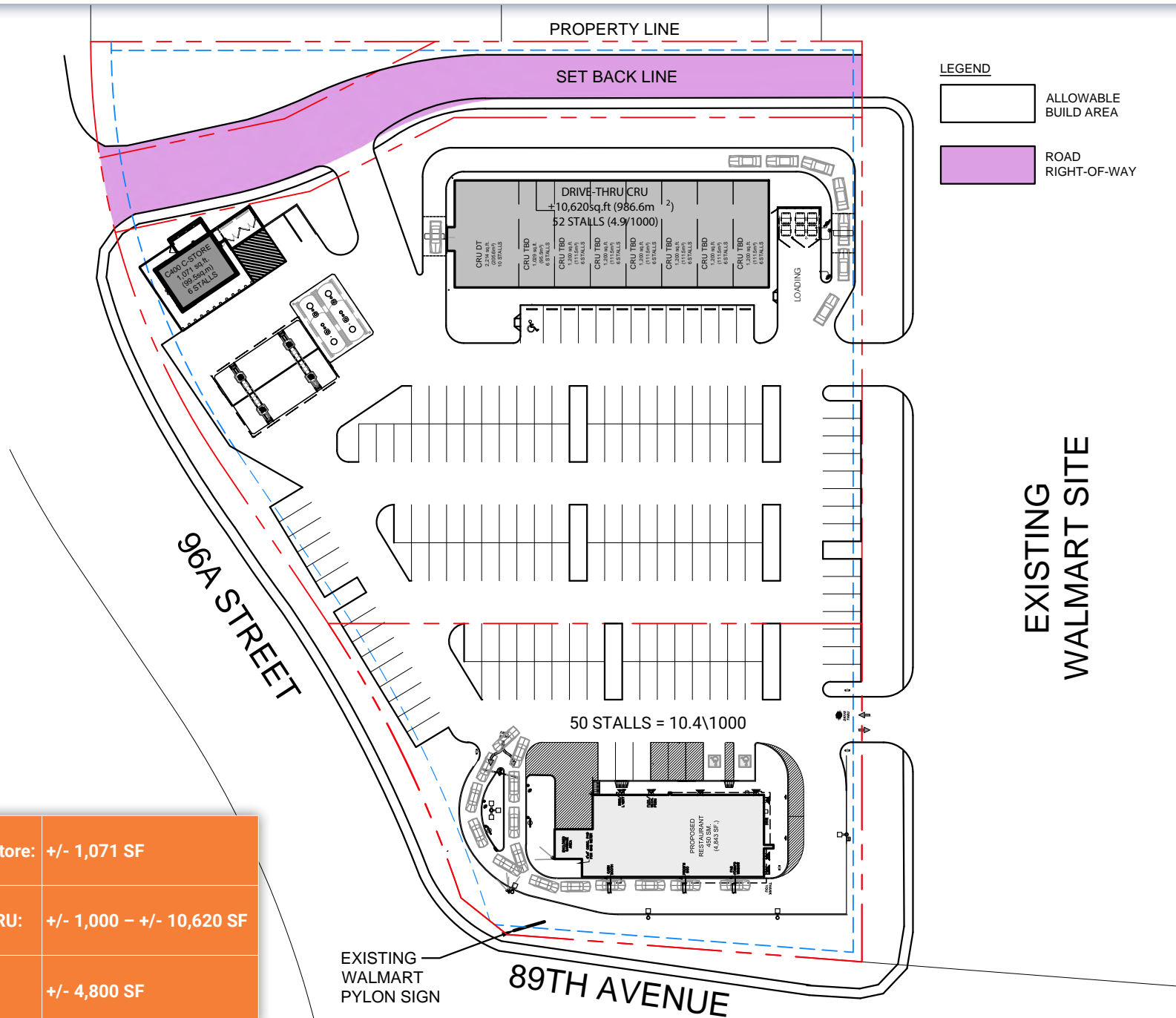
100 ST

96A ST

93 AVE

DRAFT SITEPLAN

OPTION 1 - DRIVE-THRU, STAND-ALONE PAD AND CRU



Fuel with C-Store:	+/- 1,071 SF
Drive-Thru CRU:	+/- 1,000 – +/- 10,620 SF
Drive-Thru Restaurant:	+/- 4,800 SF

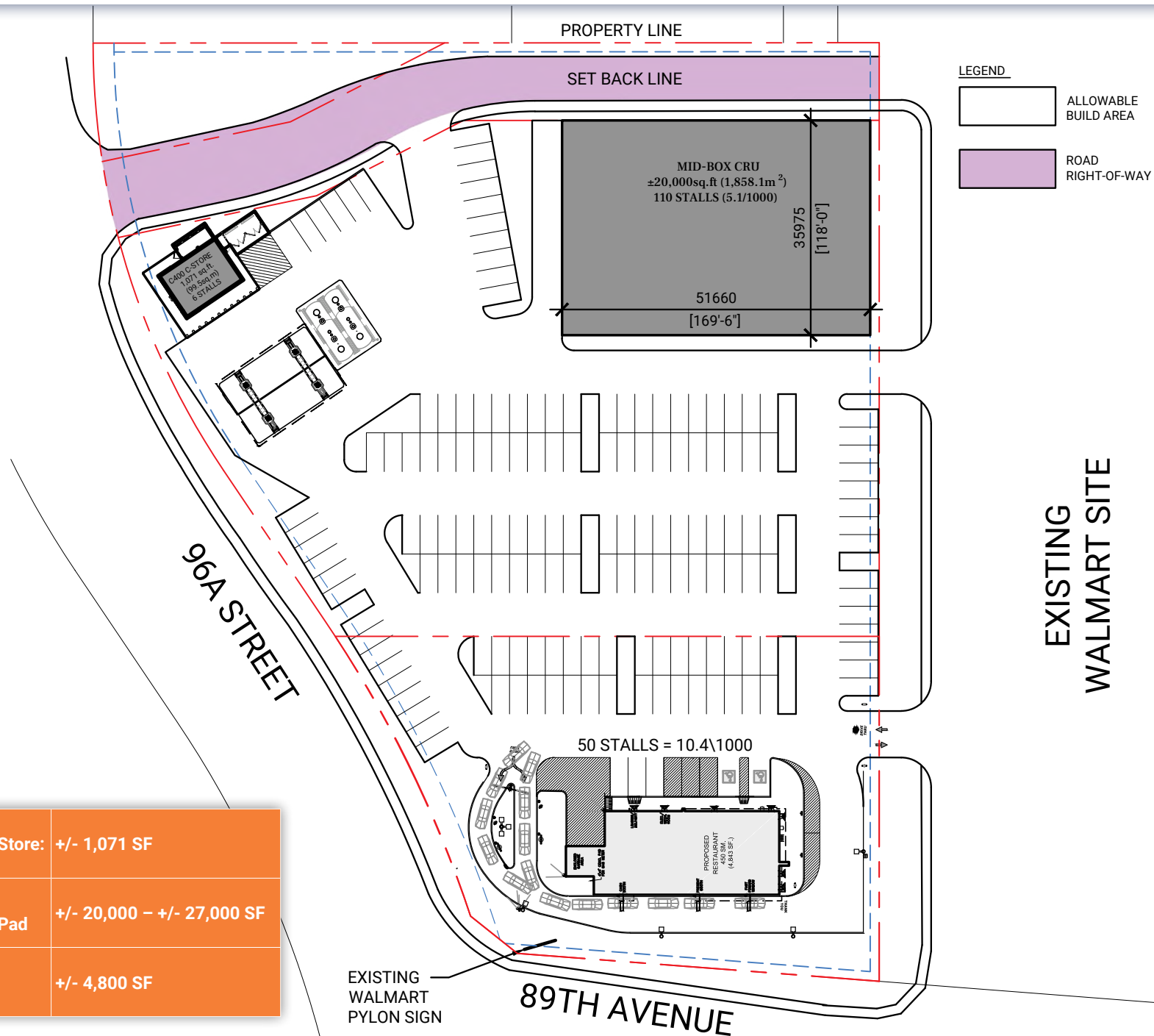
DRAFT SITEPLAN

OPTION 2 - SMALL AND MID-BOX STAND ALONE PADS AND DRIVE-THRU



DRAFT SITEPLAN

OPTION 2 - SMALL AND MID-BOX STAND ALONE PADS AND DRIVE-THRU



EXISTING
WALMART SITE

Fuel with C-Store:	+/- 1,071 SF
Mid-Box Standalone Pad	+/- 20,000 – +/- 27,000 SF
Drive-Thru Restaurant:	+/- 4,800 SF

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