



TRI-CITY MALL

6603, 6503, 6403 51st Avenue
Cold Lake, AB

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

<p>✦ 450 - 11,058 SF (Mall) 503 (Building 2) 2,500 - 5,500 SF (New Pad - Building 6)</p>	<p>✦ CAM: \$12.95 PSF & TAX:\$2.50 PSF est. (Interior Mall) CAM: \$5.25 PSF & TAX: \$5.00 PSF est. (Exterior Mall)</p>
<p>✦ New 7,780 SF Pad with Drive-Thru (Building 5) - 100% LEASED</p>	<p>✦ Includes 15% Mgt. Admin Fee</p>
<p>✦ <u>Hwy 28</u>: 4,940 VPD</p>	<p>✦ Contact Listing Agents for Rates</p>

AREA TENANTS



DEMOGRAPHICS

	TRADE AREA	5KM	10KM	50KM
2023 Population	80,047	16,286	17,869	37,673
2028 Population	81,307	17,157	19,064	39,292
2023 Average HH Income	\$112,945	\$125,020	\$127,722	\$123,923

CONTACT

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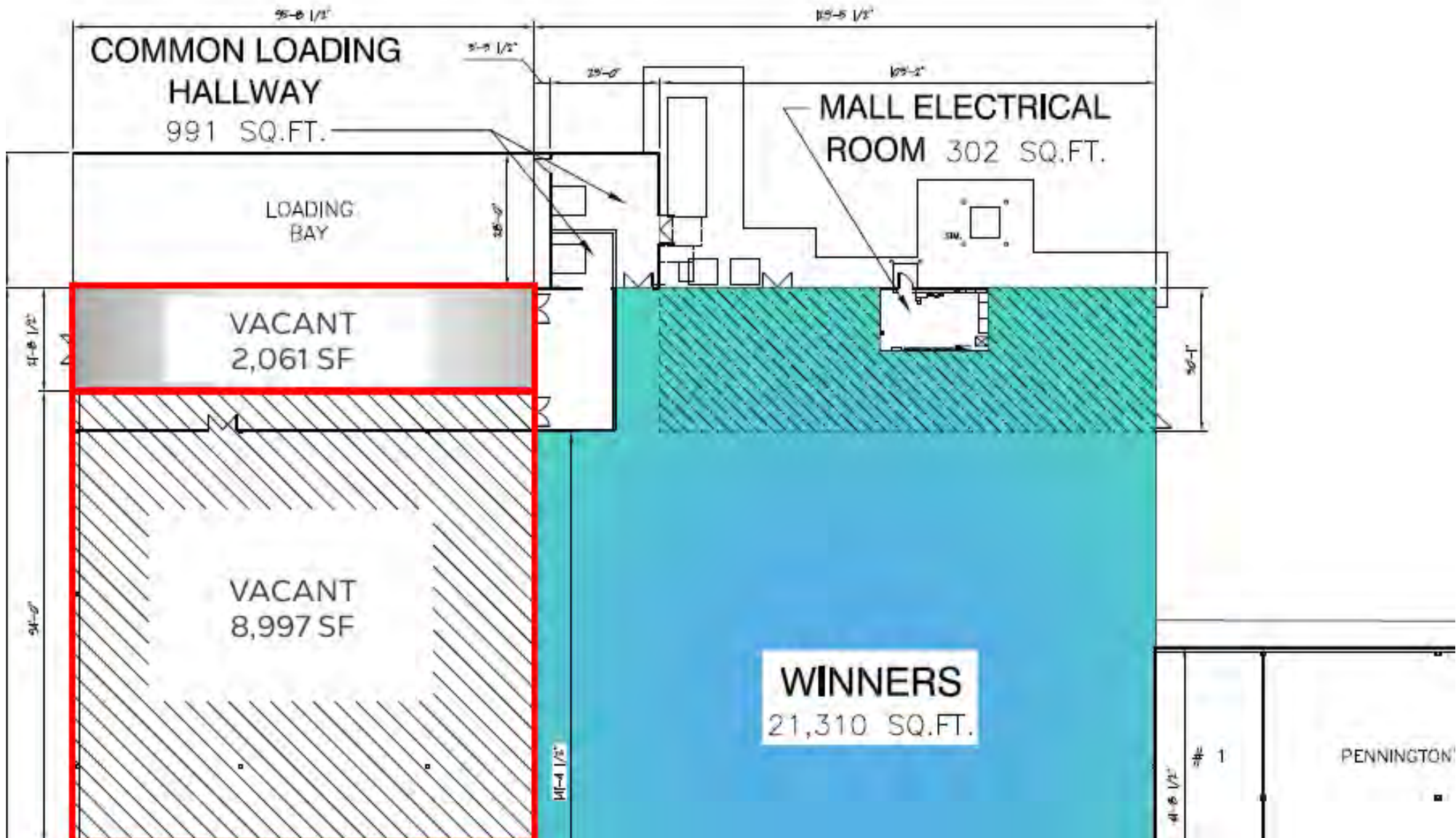
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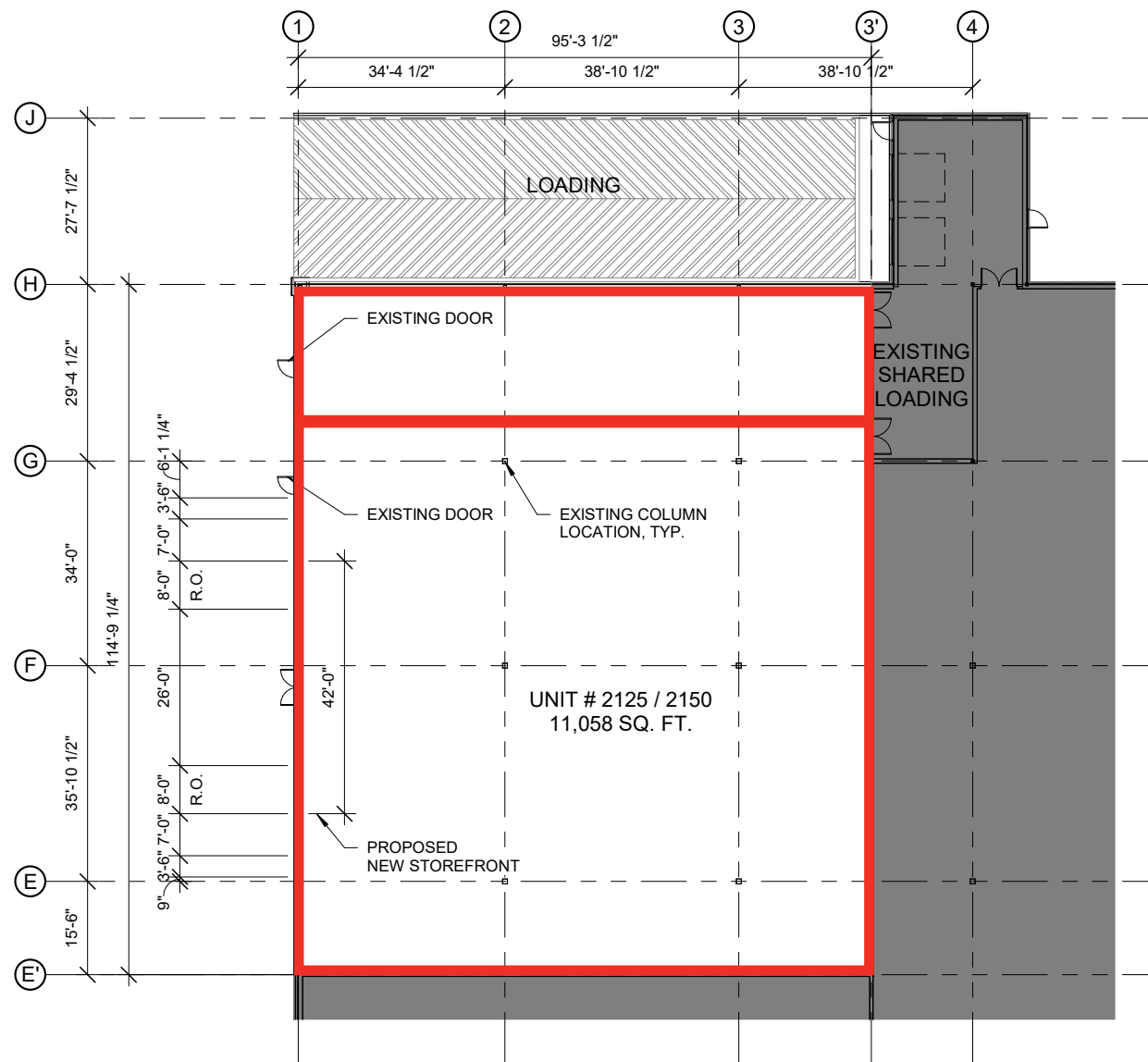
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BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



NORTH



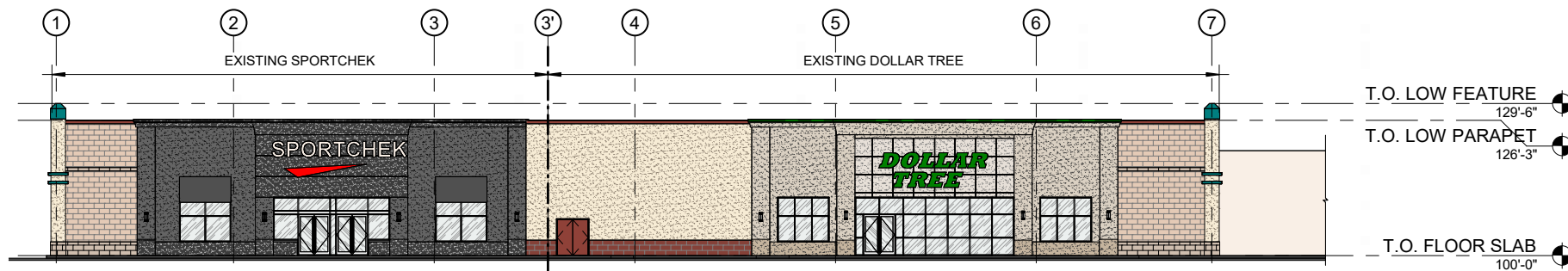
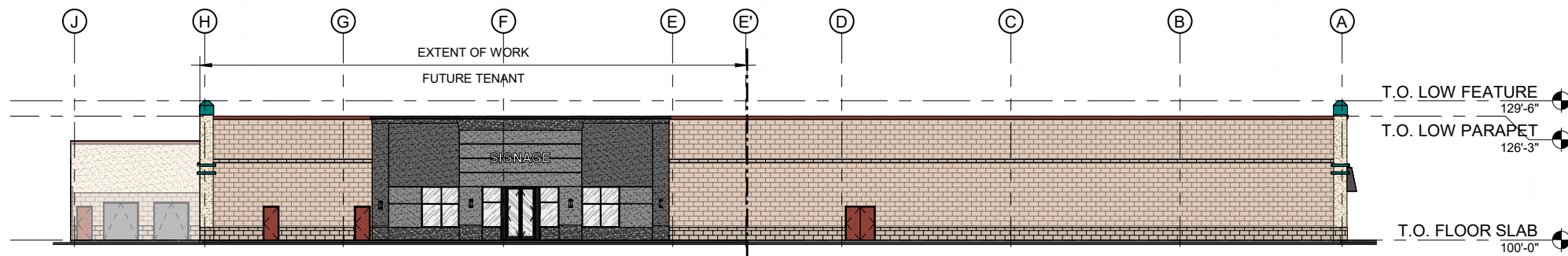
ENLARGED MAIN FLOOR PLAN

SCALE: 1" = 20'-0"

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2024/02/28

BUILDING 1 - ELEVATIONS

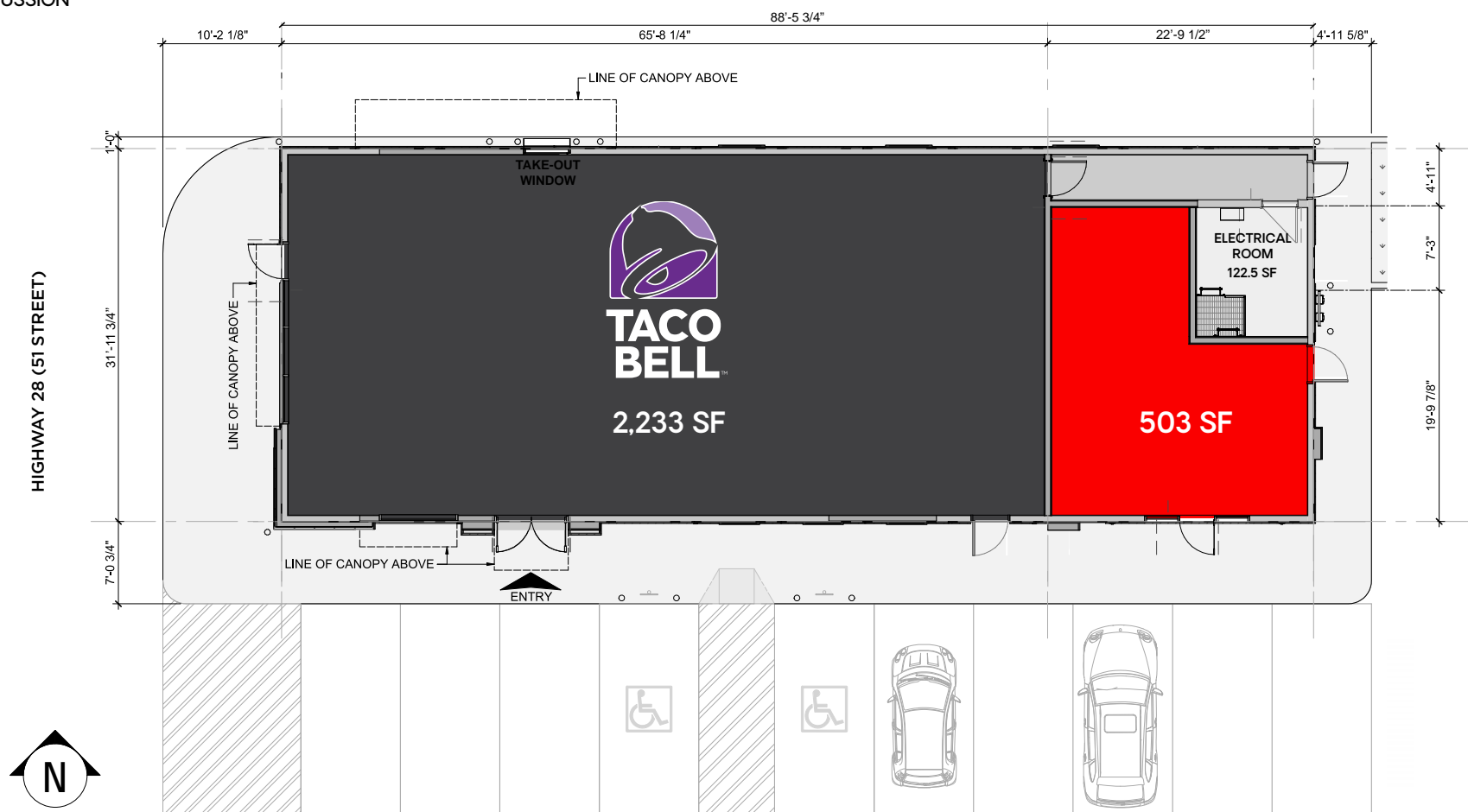


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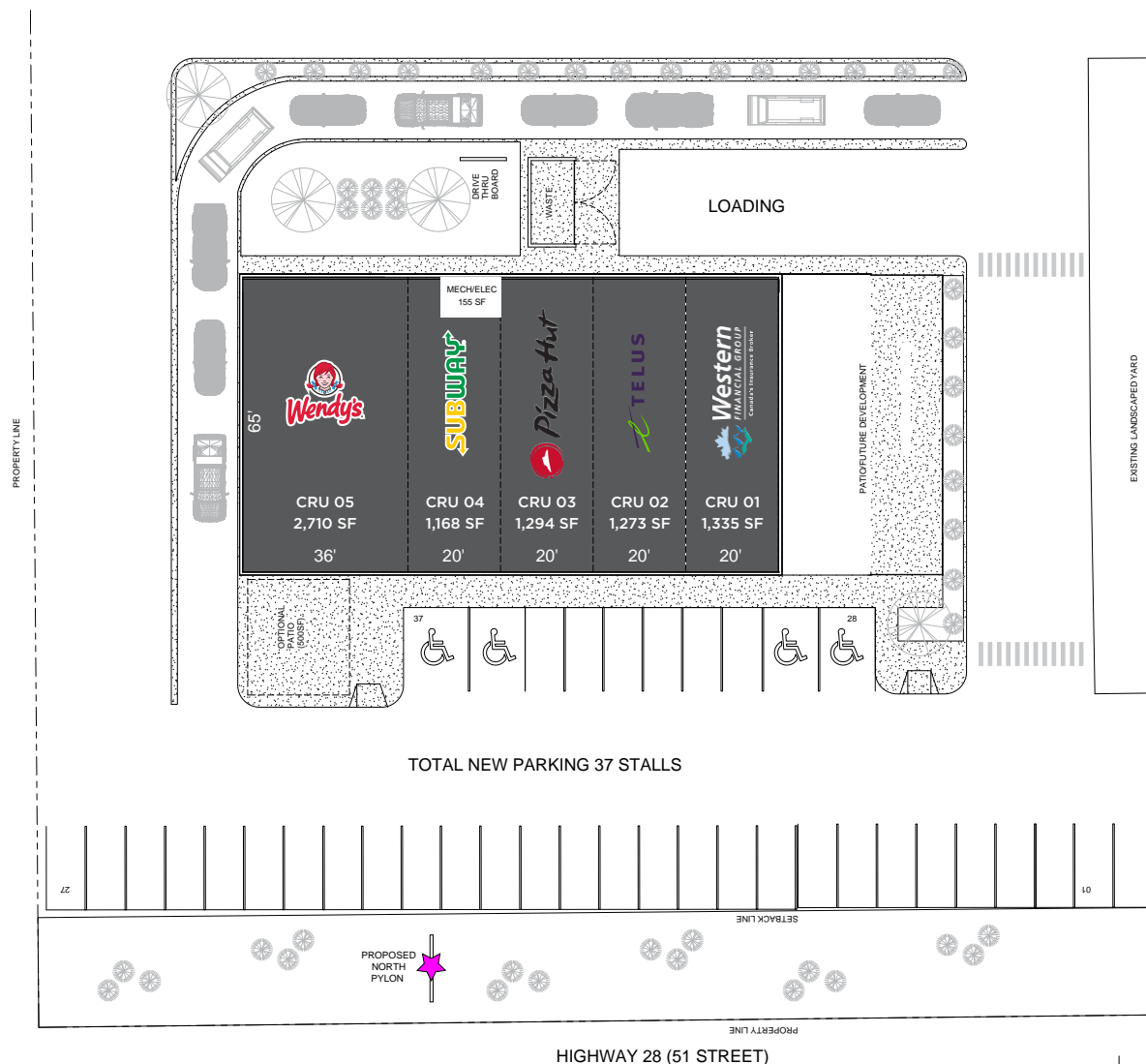
BUILDING 2

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



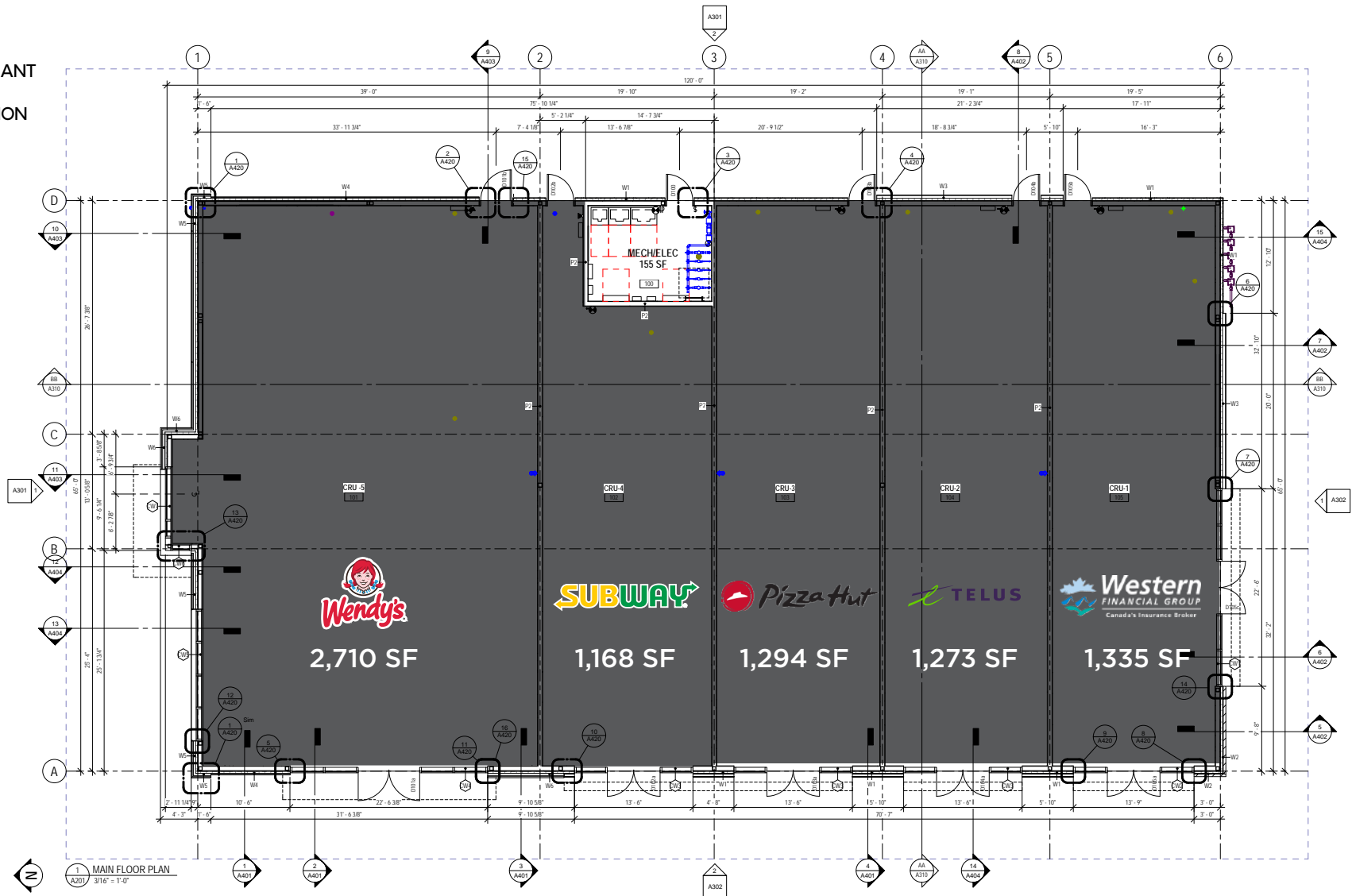
NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE

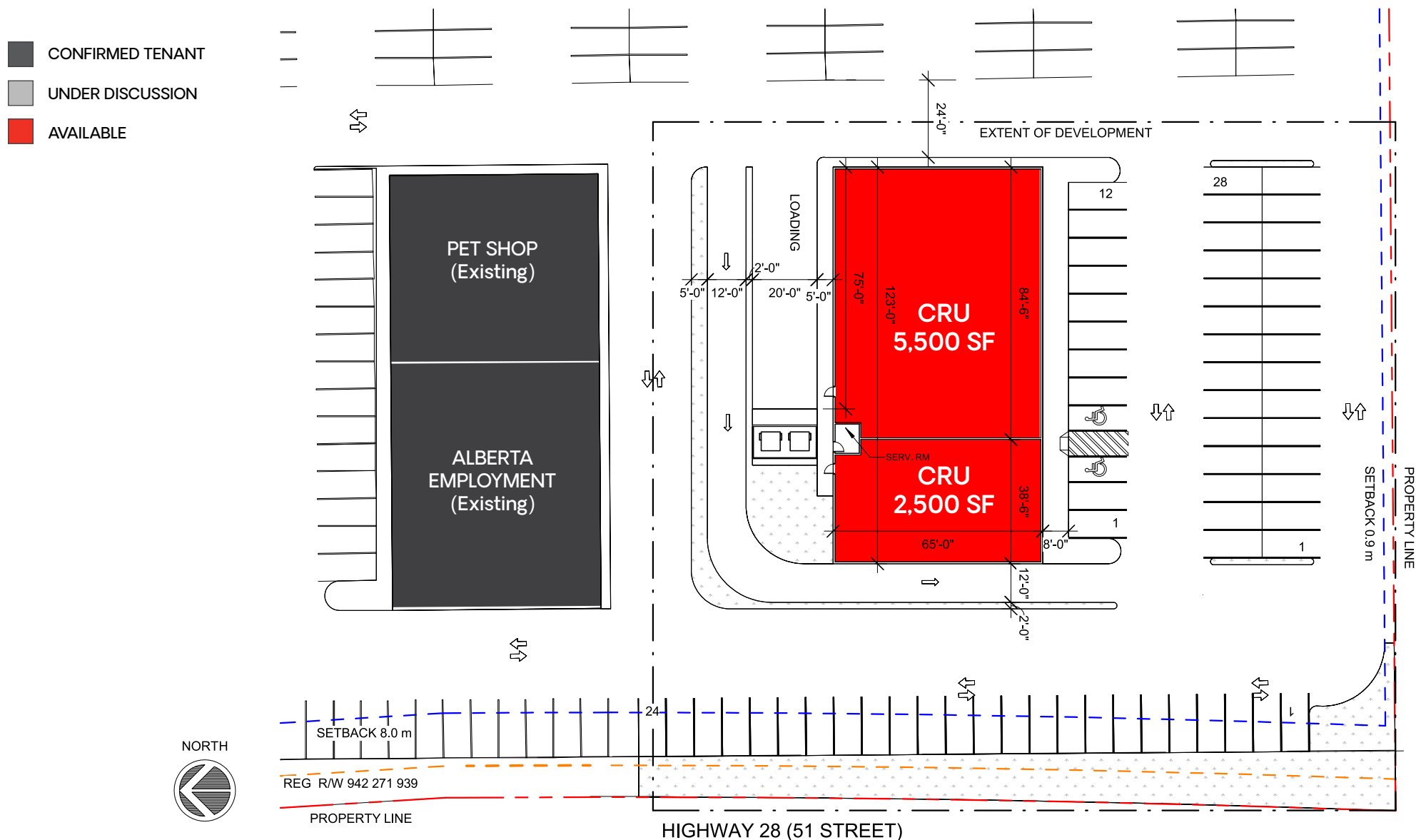


NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



NEW PAD PLAN - BUILDING 6



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



NEW PAD - BUILDING 6



NEW PAD - BUILDING 6



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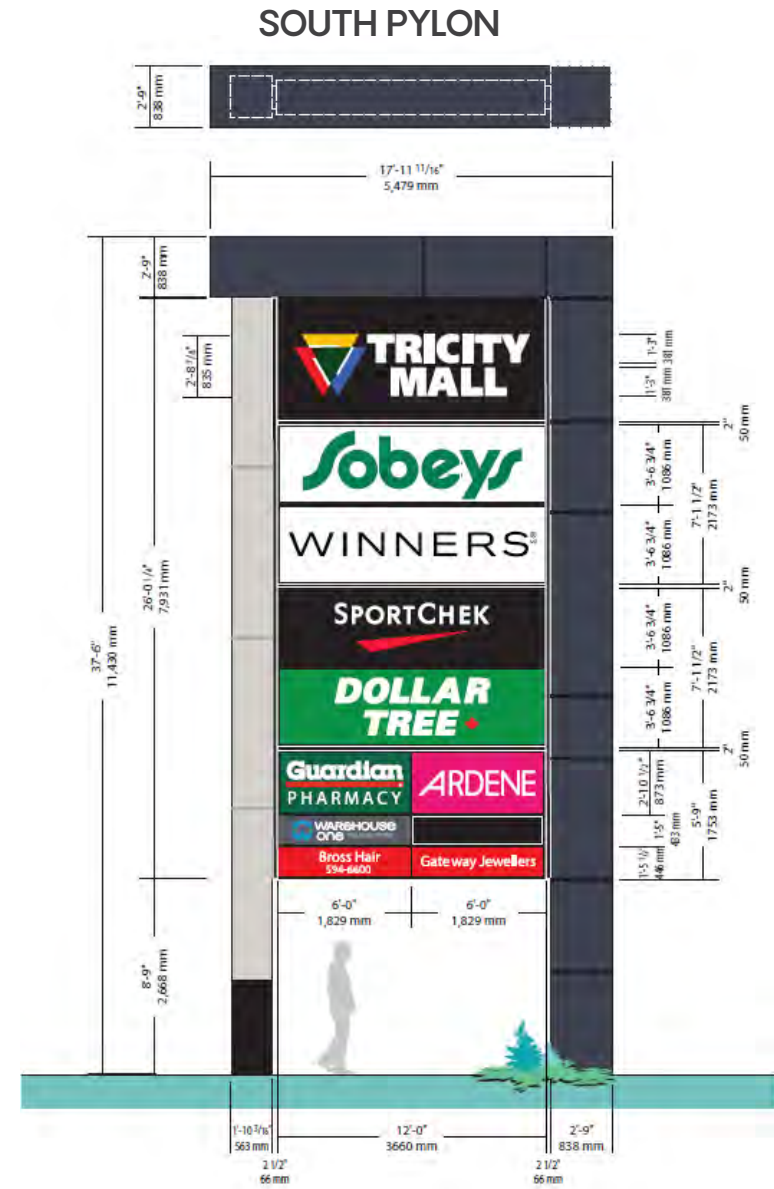
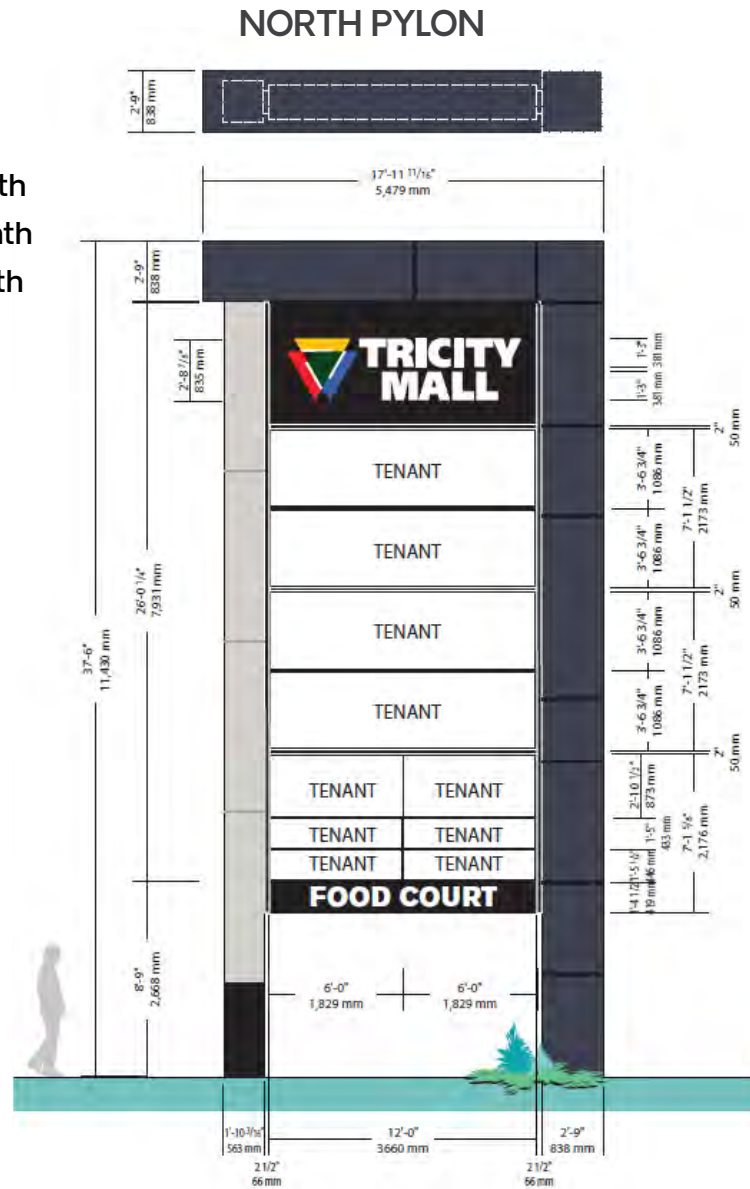
PYLON SIGNAGE

PYLON RATES

Large Panel: \$425.00/month

Medium Panel: \$300.00/month

Small Panel: \$125.00/month



PYLON SIGNAGE

NORTH PYLON



SOUTH PYLON



AERIAL

TRI-CITY MALL

Cold Lake, AB



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DEMOGRAPHICS

