

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.**

|                  |                          |
|------------------|--------------------------|
| <b>Site Size</b> | ±12.17 acres             |
| <b>Zoning</b>    | 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**

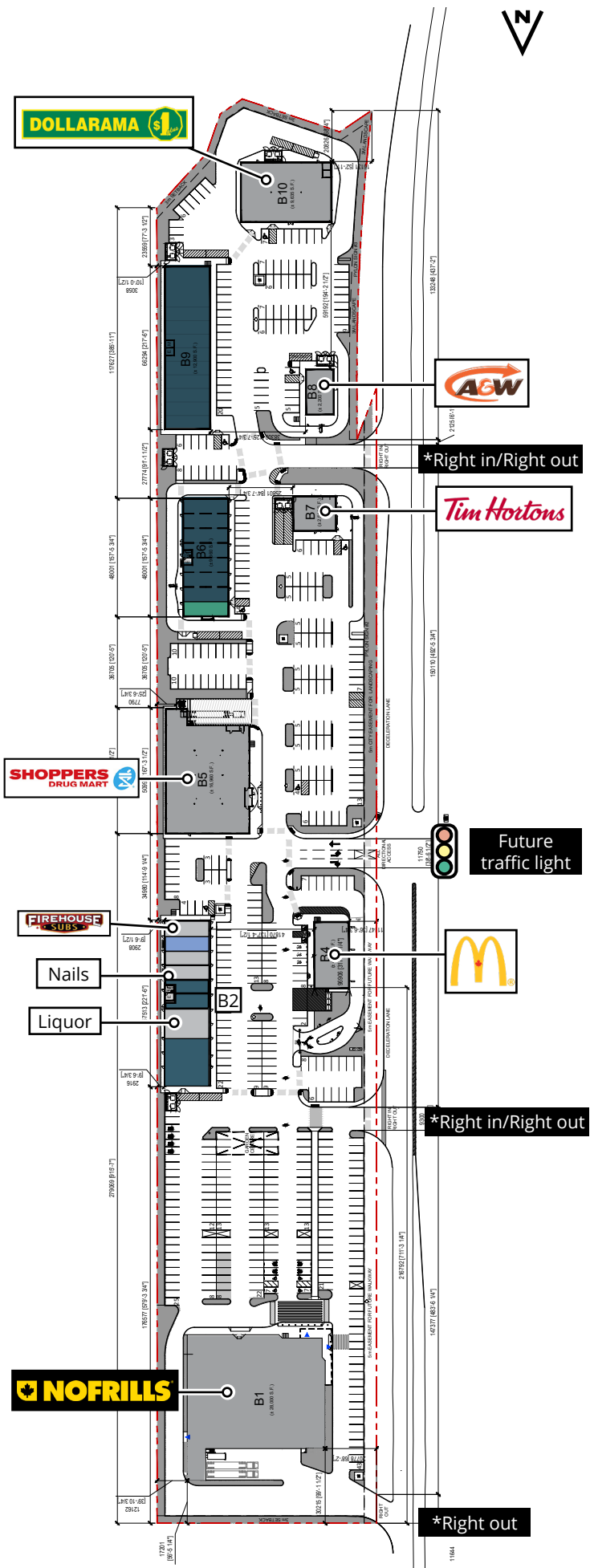


Resources Road & 76 Avenue  
**13,249 VPD**



# 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 Summer 2026



|            |  |                            |
|------------|--|----------------------------|
| <b>B1</b>  | No Frills<br><b>3,950 SF *Demisable*</b> | Leased<br><b>Available</b> |
|            | Shop n' Save Liquor                      | Leased                     |
|            | <b>1,054 SF</b>                          | <b>Available</b>           |
| <b>B2</b>  | Nails                                    | Leased                     |
|            | One Plant                                | Leased                     |
|            | <b>1,183 SF</b>                          | <b>Pending</b>             |
|            | Firehouse Subs                           | Leased                     |
| <b>B4</b>  | McDonalds                                | Leased                     |
| <b>B5</b>  | Shoppers Drug Mart                       | Leased                     |
| <b>B6</b>  | <b>1,500 SF *Endcap Drive-Thru*</b>      | <b>Under Negotiation</b>   |
|            | <b>1,084 - 8301 SF</b>                   | <b>Available</b>           |
| <b>B7</b>  | Tim Hortons                              | Leased                     |
| <b>B8</b>  | A&W                                      | Leased                     |
| <b>B9</b>  | <b>1,200 - 12,900 SF</b>                 | <b>Available</b>           |
| <b>B10</b> | Dollarama                                | Leased                     |

Leased
  Available
  Negotiation
  Pending

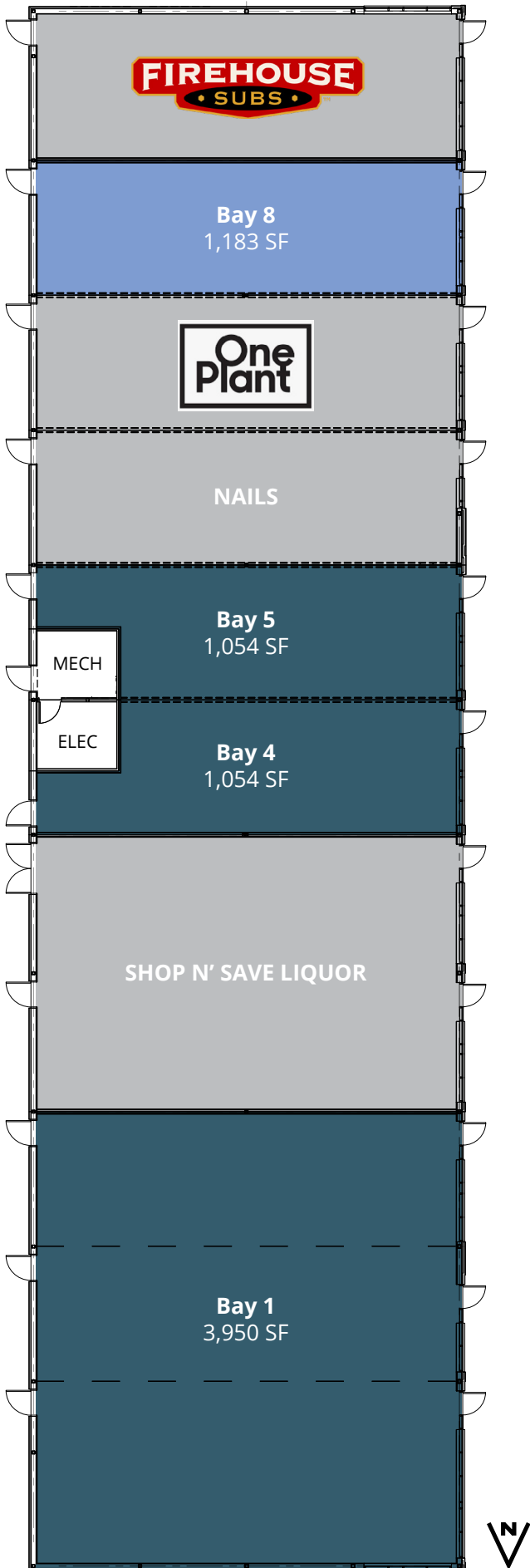
# BUILDING 2

|            |                      |           |
|------------|----------------------|-----------|
| 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



# BUILDING 6

|       |                                |                   |
|-------|--------------------------------|-------------------|
| Bay 1 | 1,500 SF<br>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

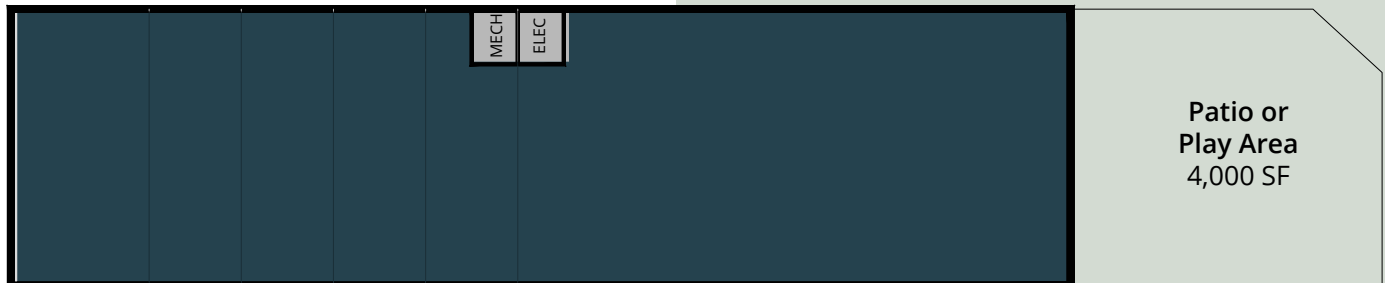
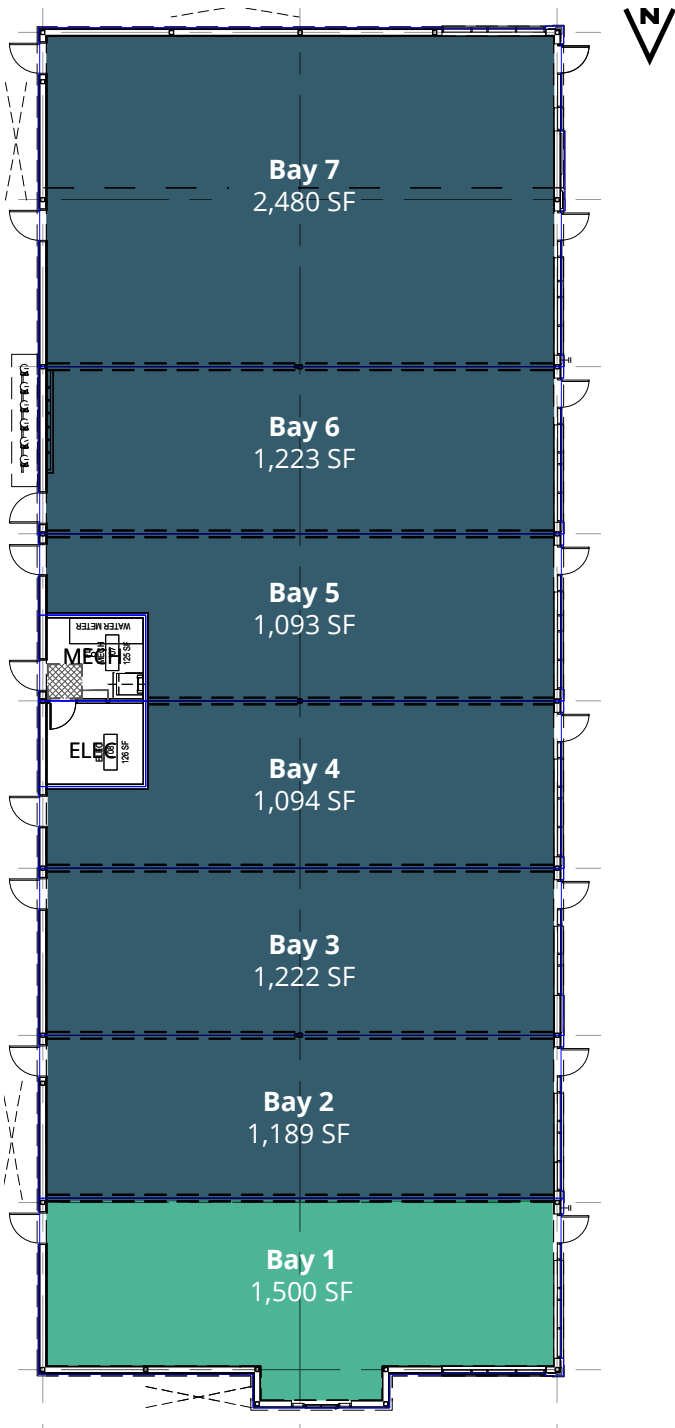
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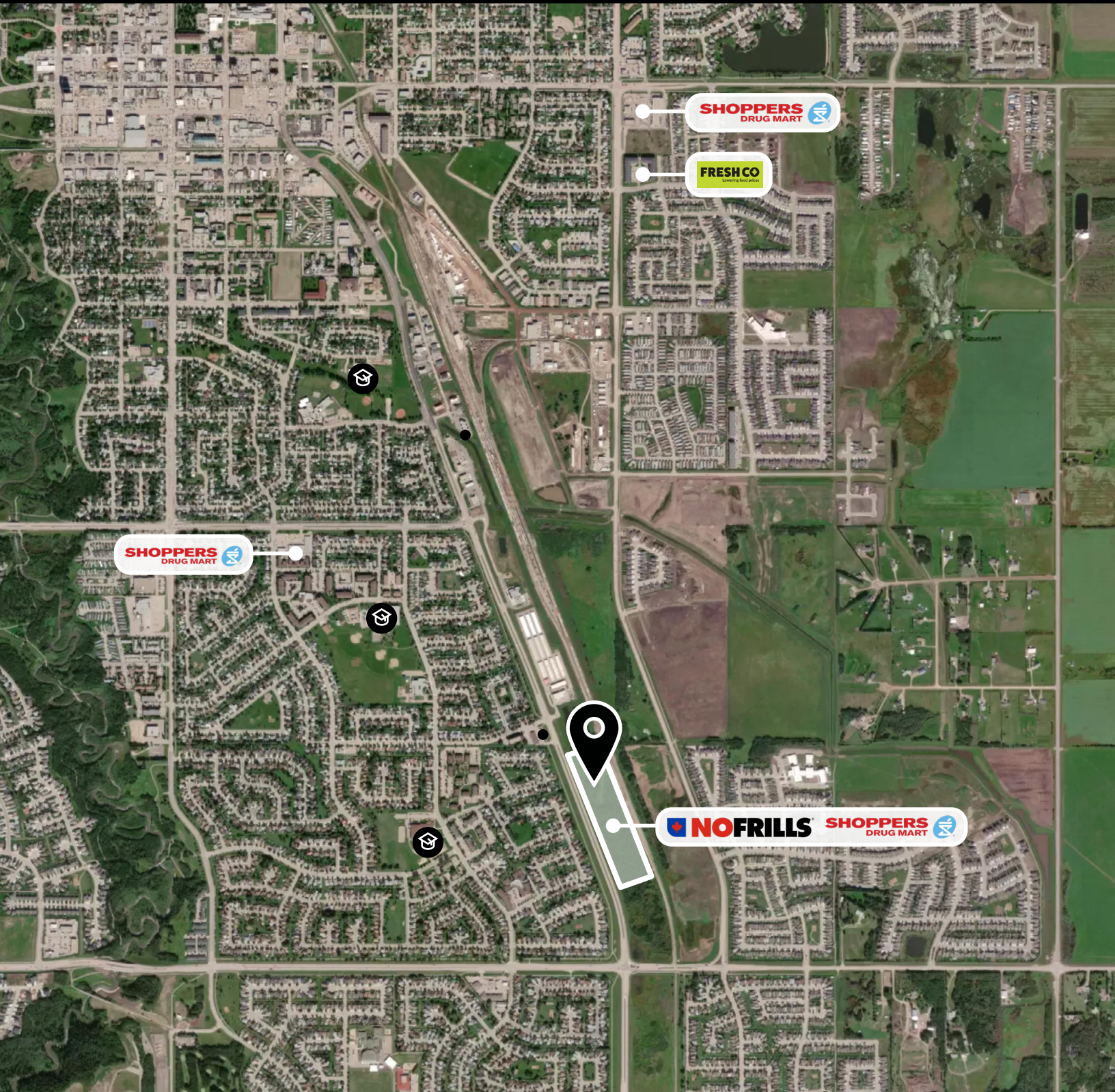
- Restaurant
- Financial
- Medical
- Dental
- Physiotherapy
- Massage
- Professional Services
- Fitness
- Financial
- Beauty

# 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.





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