Westgate

Highway 43 and 116 Street
Grande Prairie, AB

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Westgate Centre

Highway 43 and 116 Street, Grande Prairie, AB

PROJECT DESCRIPTION

Located in northwest Alberta and 450 kilometres from Edmonton, Grande Prairie is the largest city between Edmonton and Fairbanks, Alaska. This major retail development is located in the city's business and retail hub surrounded by various large format, fashion, restaurant and service retailers, entertainment, and more. Westgate Centre is situated at the prime intersection of Highway 43 and 116 Street with multiple shadow anchors around the shopping centre such as Costco, Canadian Tire, The Home Depot, and Walmart Supercentre.

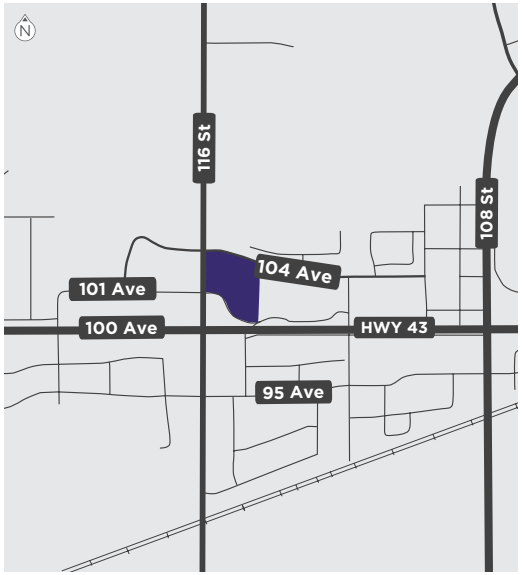
When completely developed, Westgate Centre will feature 238,900 total sq. ft. of retail space. Phase 1 and 2, totalling 179,500 sq. ft., has been fully built-out. Westgate Centre's anchors include Bed Bath & Beyond, HomeSense, and Old Navy.

SIZE (GLA)

Total Retail Space..... 238,900 sq. ft.
Current (Phase 1 and 2)..... 179,500 sq. ft.
Future (Phase 3)..... 59,400 sq. ft.

TRADE AREA

	2020 ESTIMATE	2025 PROJECTION	2030 PROJECTION
Within 3 km	14,325	14,926	15,498
Within 5 km	45,056	46,760	48,481
Within 10 km	75,428	79,470	83,355



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Grande Prairie is one of the fastest growing cities in North America.

PHASE 3

Phase 3 is currently under construction and offers 59,400 sq. ft. (units ranging from 1,200 sq. ft. to 16,500 sq. ft.) of retail space upon completion.

Several opportunities are available for tenants in a wide range of sizes including CRU, mid-size box, restaurants, quick service food, fashion, and many more.

THE CITY OF GRANDE PRAIRIE

- Average household income is $105,555
- Youngest city in Canada with a median age of 31.9
- Retail spending represents 1.25 billion dollars
- Since 2001, Grande Prairie's population has increased by over 70%
- Approx. 24,000 vehicles per day along Highway 43

SIZE (GLA)

Phase 3.....59,400 sq. ft.

OPENING

Phase 3.....Future

TENANTS

Bed Bath & Beyond
HomeSense
Old Navy

WATCH VIDEO
oneproperties.com/westgate-centre

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1	Old Navy
2	Mastermind Toys
3	Available (4,400 sq. ft.)
4	Urban Barn
5	The Shoe Company
6	La Vie en Rose
7	Available (7,450 sq. ft.)
8	Dollar Tree
9	Available (9,410 sq. ft.)
10	HomeSense
11	Carter's | OshKosh
12	Chatters
13	Dr. Phone Fix
14	Bulk Barn
15	Party City
16	Available (10,755 sq. ft.)
17	Bed Bath & Beyond
18	Harvey's
19	The Bone & Biscuit
20	Available (970 sq. ft.)
21	Available (2,400 sq. ft.)
22	Browns Social House
23	Available (2,500 sq. ft.)
24	Available (1,200 sq. ft.)
26	Sleep Country
27	Available (4,000 sq. ft.)
28	Available (1,990 sq. ft.)
29	Plantlife
30	Supplement King
31	COBS Bread Bakery
32	Q-Nails
33	Liquor Depot
34	Available (11,500 sq. ft.)
35-40	Available (7,300 sq. ft.)
41	Available (16,500 sq. ft.)
42	Parkland Fuel
43	Available (2,475 sq. ft.)
44-49	Available (8,600 sq. ft.)
50	Available (2,350 sq. ft.)

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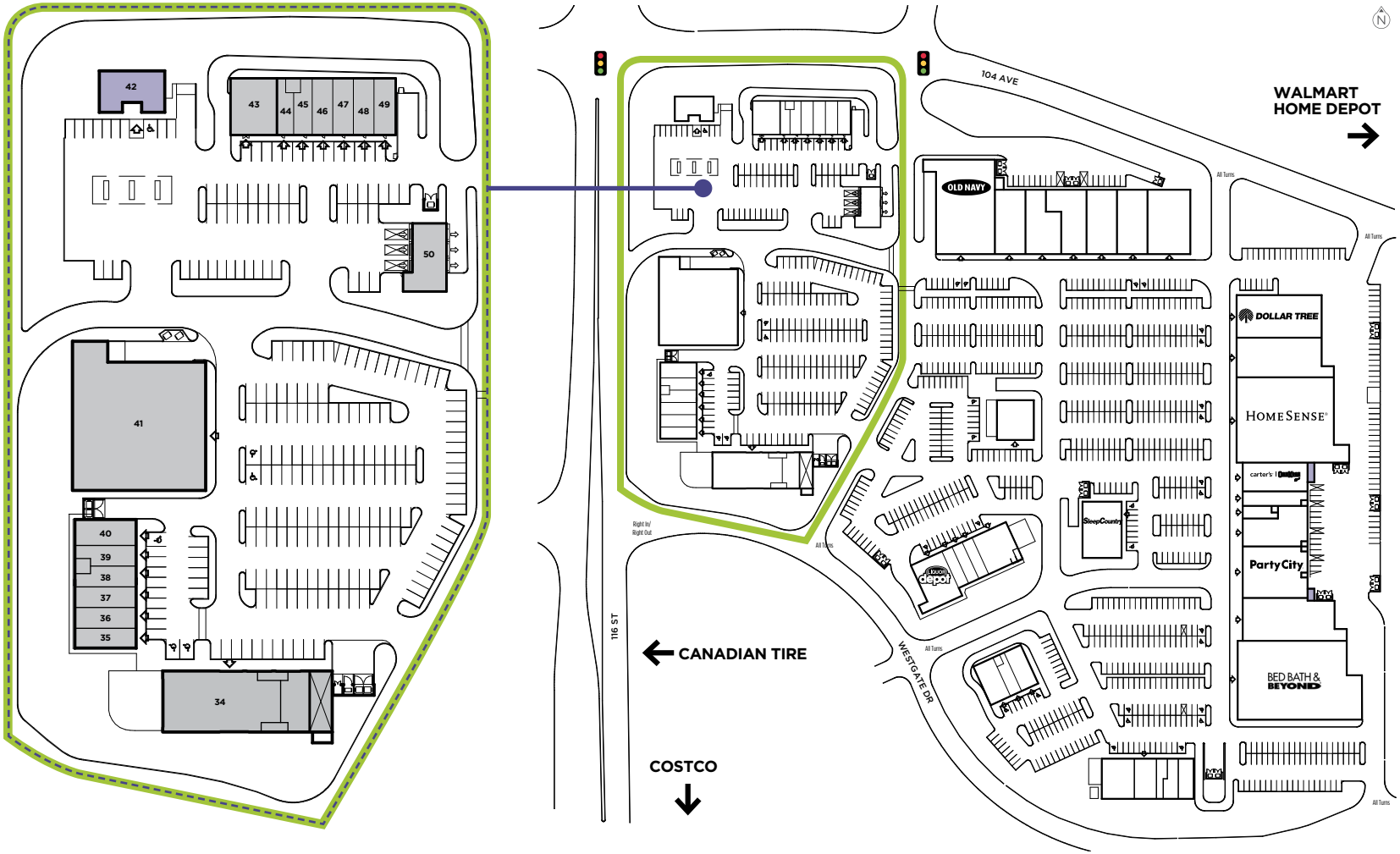
PHASE 3
SITE PLAN

- 34 **Available** (11,500 sq. ft.)
- 35 **Available** (1,200 sq. ft.)
- 36 **Available** (1,200 sq. ft.)
- 37 **Available** (1,200 sq. ft.)
- 38 **Available** (1,100 sq. ft.)
- 39 **Available** (1,100 sq. ft.)
- 40 **Available** (1,500 sq. ft.)
- 41 **Available** (16,500 sq. ft.)
- 42 **Parkland Fuel**
- 43 **Available** (2,475 sq. ft.)
- 44 **Available** (1,200 sq. ft.)
- 45 **Available** (1,200 sq. ft.)
- 46 **Available** (1,550 sq. ft.)
- 47 **Available** (1,550 sq. ft.)
- 48 **Available** (1,550 sq. ft.)
- 49 **Available** (1,550 sq. ft.)
- 50 **Available** (2,350 sq. ft.)



Anchors

Leased

Available

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LEASING CONTACTS

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