



# WESTGATE CENTRE

**GRANDE PRAIRIE, ALBERTA**





# Westgate Centre

Highway 43 and 116 Street, Grande Prairie, AB



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. Grande Prairie, home to the youngest city in Canada with a median age of 31.9 years, is one of the fastest growing cities in North America. Since 2001, the city's population has increased by over 70%.

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. Phase 3 will offer 59,400 sq. ft. (units ranging from 1,200 sq. ft. to 16,500 sq. ft.) of retail space upon completion. Westgate Centre's anchors include Mark's (opening Spring 2024), HomeSense, and Old Navy. 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.



## 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.

## OPENED

Phase 1.....	2013
Phase 2.....	2014

## TRADE AREA

	2022 ESTIMATE	2027 PROJECTION	2032 PROJECTION
Within 3 km	14,684	15,681	16,553
Within 5 km	46,128	48,487	50,497
Within 10 km	77,587	83,065	87,963

## OPENING

Phase 3 Occupancies .....	Future
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## MAJOR TENANTS

- Bed Bath & Beyond
- HomeSense
- Old Navy



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- 1 Old Navy
- 2 Mastermind Toys
- 3 Maurices
- 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 The Drop
- 17 Mark's
- 18 Taco Bell
- 19 The Bone & Biscuit
- 20 Bell
- 21 VapouRevolution
- 22 Browns Social House
- 23 Future (2,500 sq. ft.)
- 24 Future (1,200 sq. ft.)
- 25 Future (2,400 sq. ft.)
- 26 Sleep Country
- 27 Future (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 Future (11,500 sq. ft.)
- 35-40 Future (7,300 sq. ft.)
- 41 Future (16,500 sq. ft.)
- 42 Parkland Fuel
- 43 Future (2,475 sq. ft.)
- 44-49 Future (8,600 sq. ft.)
- 50 Future (2,350 sq. ft.)





one properties

## LEASING CONTACT

**ROBERT MULVALE**

VP, Retail

**Desk:** 647.256.1017   **Cell:** 416.949.9112

**E-mail:** [rmulvale@oneproperties.com](mailto:rmulvale@oneproperties.com)

[oneproperties.com](http://oneproperties.com)