

# FOR LEASE

## PC PLAZA - Fort St. John, B.C.

### Food Anchored Retail Opportunity



Leasing Inquiries

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# Food Anchored Retail Opportunity

## PC PLAZA

9719 - 100 Street Fort St. John, BC



### Economic Overview

Fort St. John, BC's Energy Capital, is located in the heart of the majestic Peace River country. Known locally as the "Energetic City", it is home to approximately 21,000 residents. Fort St. John supports a trading area of more than 69,000 people in the city and outlying service region. The population is dynamic, young and energetic and attracts travelers with its wilderness adventures. Being home to some of the best hunting and fishing opportunities in North America, Fort St. John is often referred to as "The Serengeti of the North".

### Regional Facts

- ✓ Largest city in Northeastern BC
- ✓ Easily Accessed from the Alaskan Highway (Hwy 97)
- ✓ 75 km northeast of Dawson Creek
- ✓ 654 km northwest of Edmonton
- ✓ 208 km southeast of Grande Prairie
- ✓ Daily flights from Vancouver, Calgary and Edmonton

### Fast Facts

- ✓ BC Business ranked 6th best city in BC to work in 2020
- ✓ Average household income \$138,185
- ✓ Highest household income in BC and 5th in Canada
- ✓ Median age 31
- ✓ Significant spend on recreation - \$6,439 per household
- ✓ Average price of single-family home in 2018 was \$367,000
- ✓ Home of the Site C Dam Clean Energy Project - projected to generate 35,000 jobs \*
- ✓ Government approved LNG Export Facility and Coastal Gas-Link Pipeline Project to provide employment and economic benefits to Fort St. John



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\*(directly and indirectly through a 10 year project construction timeline)

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### Commercial Retail Opportunity

- 1,663 Sq ft
- Lease rate \$30.00 psf.
- Common Area Maintenance & Tax \$8.56 psf. est 2021
- Prime retail space located beside Amanda's No Frills & No Frills Pharmacy
- Brown's Social House, Dollar Tree, Sushi Heaven
- Papa John's Pizza, Nail Salon, Prevail Athletics
- Easy Access from key intersections
- Approx. 200 paved parking stalls
- **Location has city approval for Cannabis store**



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