

AVAILABLE IMMEDIATELY

1,020 SF TO 7,016 SF AVAILABLE

FOR LEASE

THE SHOPPES OF TRADER RIDGE

Northwest Corner of 132 Avenue & 100
Street, Grande Prairie, AB

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OVERVIEW

Join CO-OP Grocery, Gas Bar, Convenience Store & Liquor Store, Starbucks, Popeye's Chicken, Bone & Biscuit, Panago Pizza, Edo, Prairie Kebab, West Grande Prairie Dental, Thai Express, and Lux Nails!

Located in the heart of North Grande Prairie expanding residential and commercial districts

Traffic count at Highway 2 is in excess of 21,580 (2025) vehicles per day

Grande Prairie currently has 44,314 residents

Trade area of 289,000 people

Average household income of \$147,781 (3 km radius)

One of the youngest populations in Canada with a median age of 35.5 years

Additional Rent: \$20.00 per SF including management fees (2025 est.)



[The Shops of
Trader Ridge
\(Click Here\)](#)



DEMOGRAPHICS

- The City of Grande Prairie's median age rose from 32 in 2016 to 33.5 in 2025.
- This makes Grande Prairie one of the youngest cities in Canada as Grande Prairie's median age is well below the national average of 41.6.
- There are more children under the age of 10 in Grande Prairie than adults aged 65 and over.
- Grande Prairie had a 9.3% increase in the number of private dwellings from 2021 to 2025

SITE PHOTOS



AERIAL



SURROUNDING AREA DEMOGRAPHICS

As a strategic regional hub for retail and industrial trade and commerce, Grande Prairie has established itself as a lucrative market for local and multi-national retailers thanks to its large trading area of nearly 300,000 people.

Advantage: Access to Market Demand

The city is located at the centre of the affluent region with a total trading area of 295,079 people. Retail spending in the total trading area represents \$5.1 Billion.

The highest spending is in Comparison Merchandise at 35%, followed closely by Groceries and Convenience at 34%. A further 19% is spent on Automotive/RV and Motorsport Parts and Sales and the final 12% on Restaurants and Entertainment. High spending on clothing, home furnishing and specialty retail signifies a strong disposable income.

SCHOOL DEMOGRAPHICS

(2023 - 2024 - Enrollment Numbers)

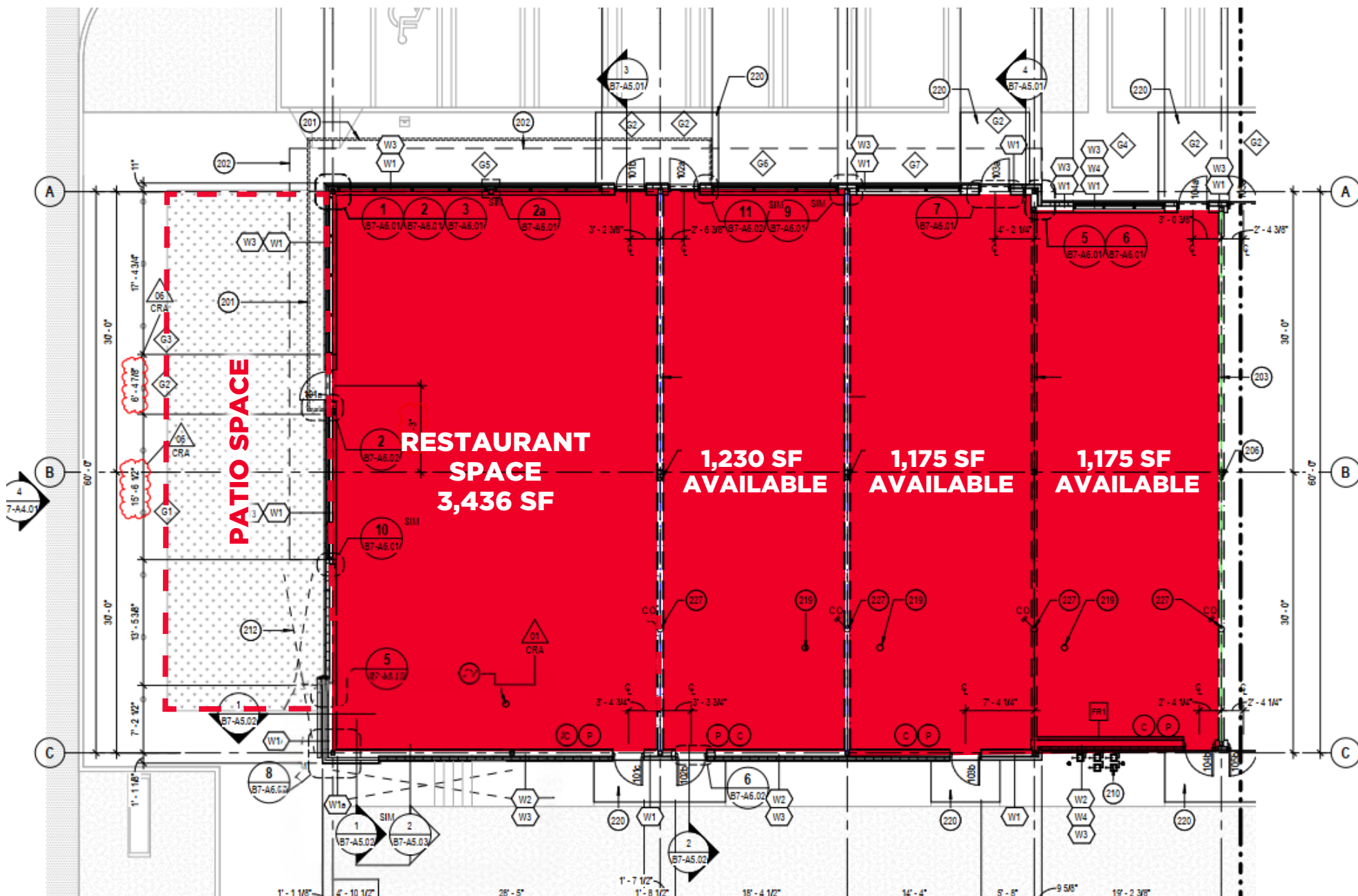
Whispering Ridge School
698 Students

St. John Paul II School
634 Students

St. Catherine School
622 Students

Roy Bickel Public School
427 Students

AVAILABLE SITES UP TO 7016 SF



AERIAL



