

FOR LEASE

# DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB



JOIN THESE NATIONAL TENANTS



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# OVERVIEW / DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB

## OPPORTUNITY

Take advantage of the fresh spaces within a modern shopping centre directly adjacent to Mark's Work Warehouse and Canadian Tire, with nearby proximity to the town's Walmart. With ample parking and close proximity to Cowboy Trail (Highway 22), the various sizes of retail units available at the site is an attractive opportunity for any business seeking exposure from national and secure local tenants.



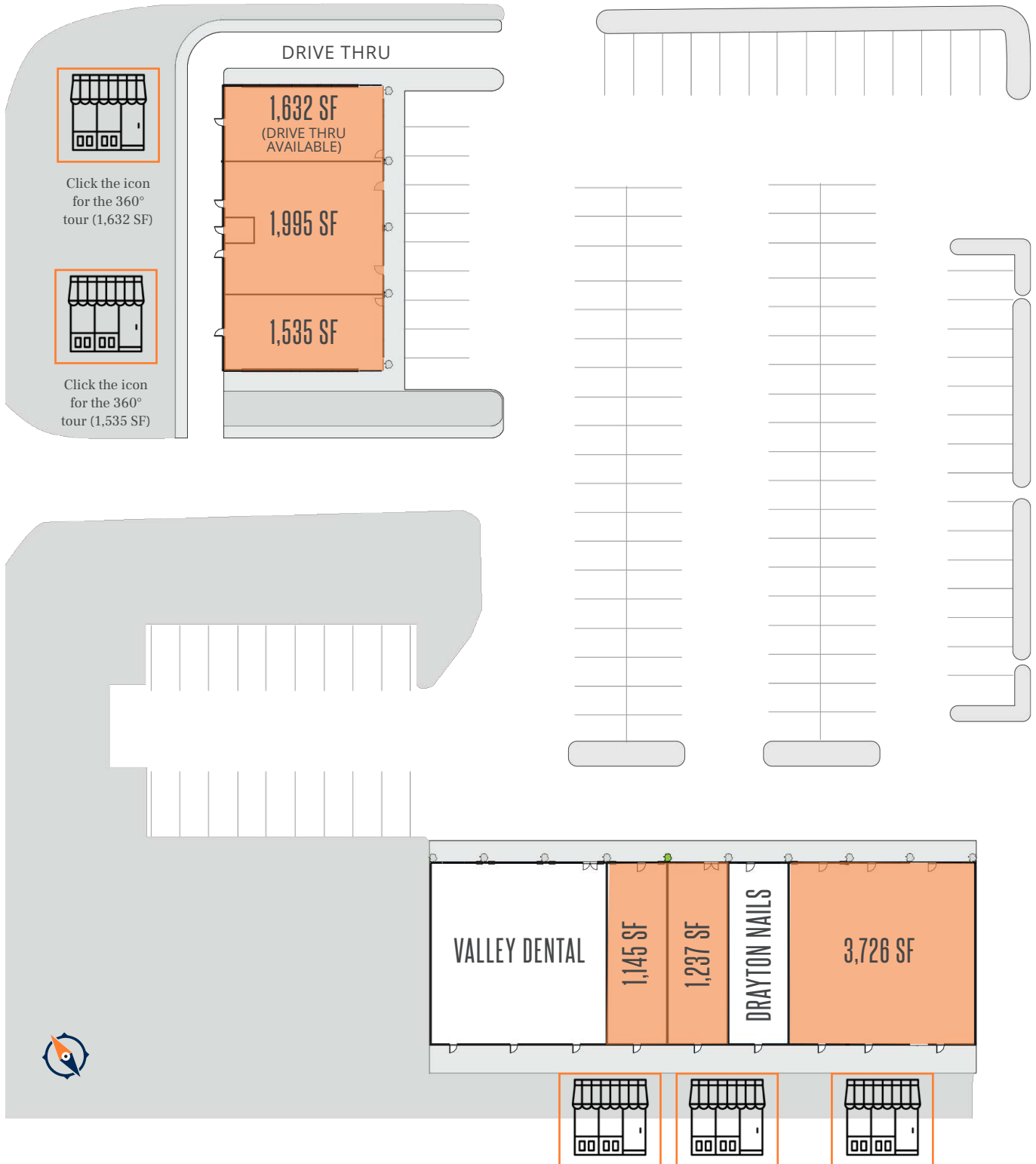
## HIGHLIGHTS

- Multiple commercial retail units available starting at 1,145 SF, with drive-thru potential along corner unit
- Great opportunity to serve local customers and those commuting through Drayton Valley along busy Cowboy Trail (Highway 22)
- Ample on site surface parking
- Redeveloped building with high quality façade improvements
- National tenants Walmart, Canadian Tire, Mark's Work Warehouse and Drayton Valley Ford shadow anchor the complex



# SITE MAP / DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB



# AREA + STATS / DRAYTON VALLEY POWER CENTRE

5205/09 POWER CENTRE BOULEVARD, DRAYTON VALLEY, AB

Municipal Address:	5205/09 Power Centre Boulevard, Drayton Valley, AB
Zoning:	C2 - Commercial
Parking:	91 Surface Parking Stalls
Year Built:	2006
Lease Rate:	Market
Operating Costs:	\$9.01/SF (2025)

Cowboy Trail (HW 22)	2 minutes
Downtown Drayton Valley	4 minutes
Omniplex Recreation Centre	4 minutes
Edmonton	1.5 hours
Red Deer	2 hours



## EXPOSURE

Power Centre Blvd & Cowboy Trail



## PARKING

ample on-site surface stalls



## MAIN FLOOR

well exposed retail space



## 13,698

2021 population within 5 km



## \$130,571

average household income



## 35

Median Age



## 8.4%

Population Change (2021-2026)





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