



**SPRUCELAND
SHOPPING CENTRE**
PRINCE GEORGE, BC

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

save on foods

DOLLARAMA \$1 Plus

SHOPPERS
DRUG MART

Clothes
That
Work Mark's

SPRUCELAND SHOPPING CENTRE

PRINCE GEORGE, BC

Spruceland Shopping Centre is situated at the southwest intersection of Highway 97 and 5th Avenue. An unenclosed centre occupying a full city block, Spruceland Shopping Centre's layout optimizes exposure to Highway #97, which is the primary north/south thoroughfare in Prince George. Fifth Avenue, at the north end of the property, is a major east-west arterial route between the residential neighbourhoods west of the centre and downtown Prince George.

Prince George is the centre of major commercial and industrial activity for all of northern and central BC. Because of its central location, Prince George also acts as the region's transportation hub for road, rail and air routes. As such, Prince George enjoys regular consumer traffic from a tertiary trade area numbering 250,000 people.

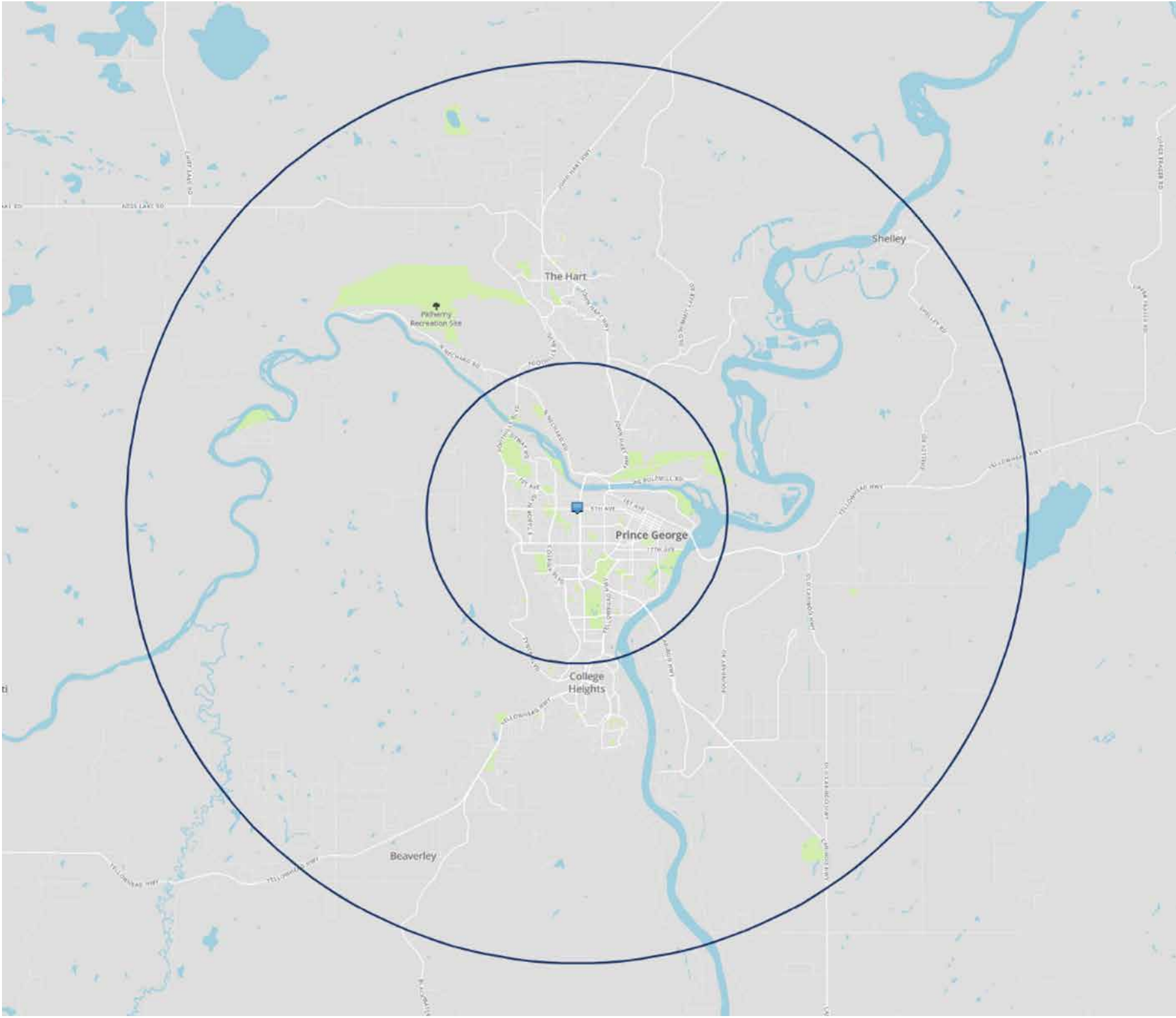


PROPERTY HIGHLIGHTS





ADDRESS	555 - 795 West Central Street Prince George, BC, V2M 3C6
MAJOR INTERSECTION	Highway 97 and 5th Avenue (with access off Central Street)
GLA (SQ. FT)	141,489
NUMBER OF STORES AND SERVICES	21



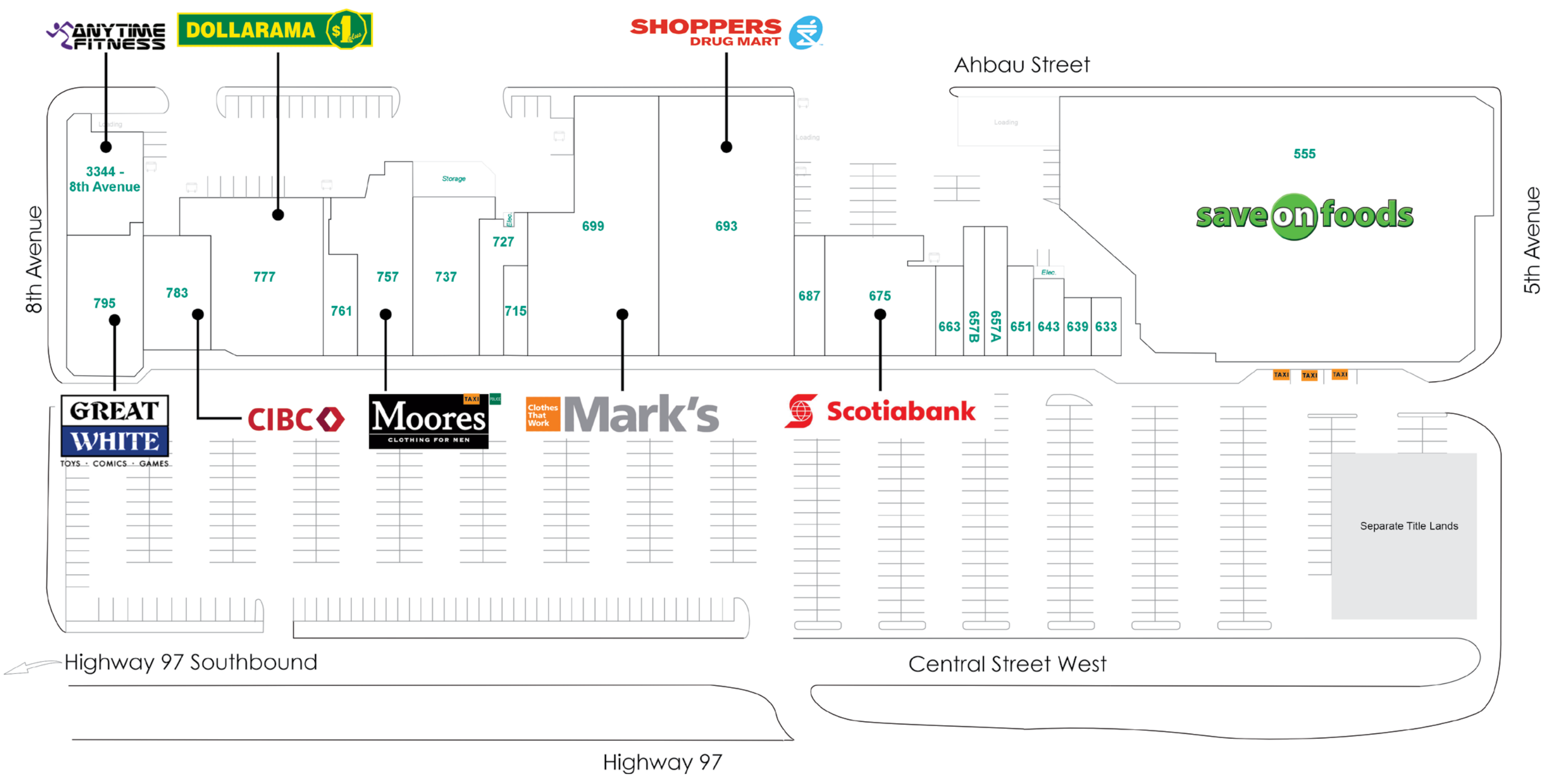
DEMOGRAPHICS



TRADE AREA (2024 ESTIMATES)

	DISTANCE	10 KM	200 KM
	FAMILIES WITH CHILDREN	37%	36%
	TRADE AREA POPULATION	81,117	157,302
	AVERAGE HOUSEHOLD INCOME	\$120,085	\$118,092

SITE PLAN AND TENANT DIRECTORY



UNIT	TENANT	SQ FT
555	Save On Foods	54,565
633	Chopped Leaf	828
639	First Choice Haircutters	808
643	Edo Japan	1,011
651	Rocky Mountain Chocolate Factory	1,208
657A	Little Caesar's Pizza	1,384
657B	Sally Beauty	1,384
663	Quizno's Classic Subs	1,208
675	Scotiabank	6,203
687	Westland Insurance	1,566
693	Shoppers Drug Mart	18,022
699	Mark's	13,999
715	barBurrito (Coming Soon)	1,057
727	Family Dental Care	2,169
737	BC Cannabis	6,178
757	Moores Clothing for Men	5,124
761	Northern HealthAuthority	1,948
777	Dollarama	9,432
783	CIBC	3,785
795	Great White Toys Comics Games	5,384
3344 -8th Avenue		
	Anytime Fitness	4,165

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5th Avenue

Ahbau Street

Central Street West

Highway 97

8th Avenue

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SHOPPERS
DRUG MART

Mark's
Clothes That Work

Moore's
CLOTHING FOR MEN

DOLLARAMA \$1

ANYTIME
FITNESS

GREAT
WHITE
TOYS - COMICS - GAMES