



PC PLAZA

9831 98a Avenue
Fort St. John, BC

PROPERTY LEASING BROCHURE



PROJECT SUMMARY

Fort St. John is the largest city in Northeastern BC. The city is BC's Energy Capital, and is known locally as the "Energetic City", which references Fort St. John's large resources of oil, natural gas, forestry, and agriculture industries. It is home to approximately 30,822 residents in the immediate trade area. Fort St. John supports an extended trading area of more than 68,000 people. PC Plaza is anchored by No Frills, Dollarama & Browns Restaurant Group and is ideally located in the downtown core in close proximity to the "traffic drivers" such as Food, Liquor, Drug Stores, and major Financial Institutions, and the residential population.

VIRTUAL TOUR

- Average household income for the primary trade area is \$154,931.
- BC Business ranked Fort St. John the 6th best city in BC to work in 2020.
- Government approved LNG Export Facility and Coastal GasLink Pipeline Project to provide employment and economic benefits to Fort St. John.
- Median age of 31.4 years, which is one of the youngest municipalities in BC.
- Home of the Site C Dam Clean Energy Project - currently employing approximately 5,000 workers (Jun/21).
- Excellent surface parking field.



DETAILS

✦ <u>Size:</u> 1,663 SF	✦ <u>Available:</u> Immediately
✦ <u>Parking:</u> Approximately 200 paved surface level parking stalls	✦ All turns access from main road arteries
✦ <u>Additional Rent:</u> \$15.48 PSF +5% gross rent admin fee	✦ Contact Listing Agent for Rates

CO-TENANTS



DEMOGRAPHICS

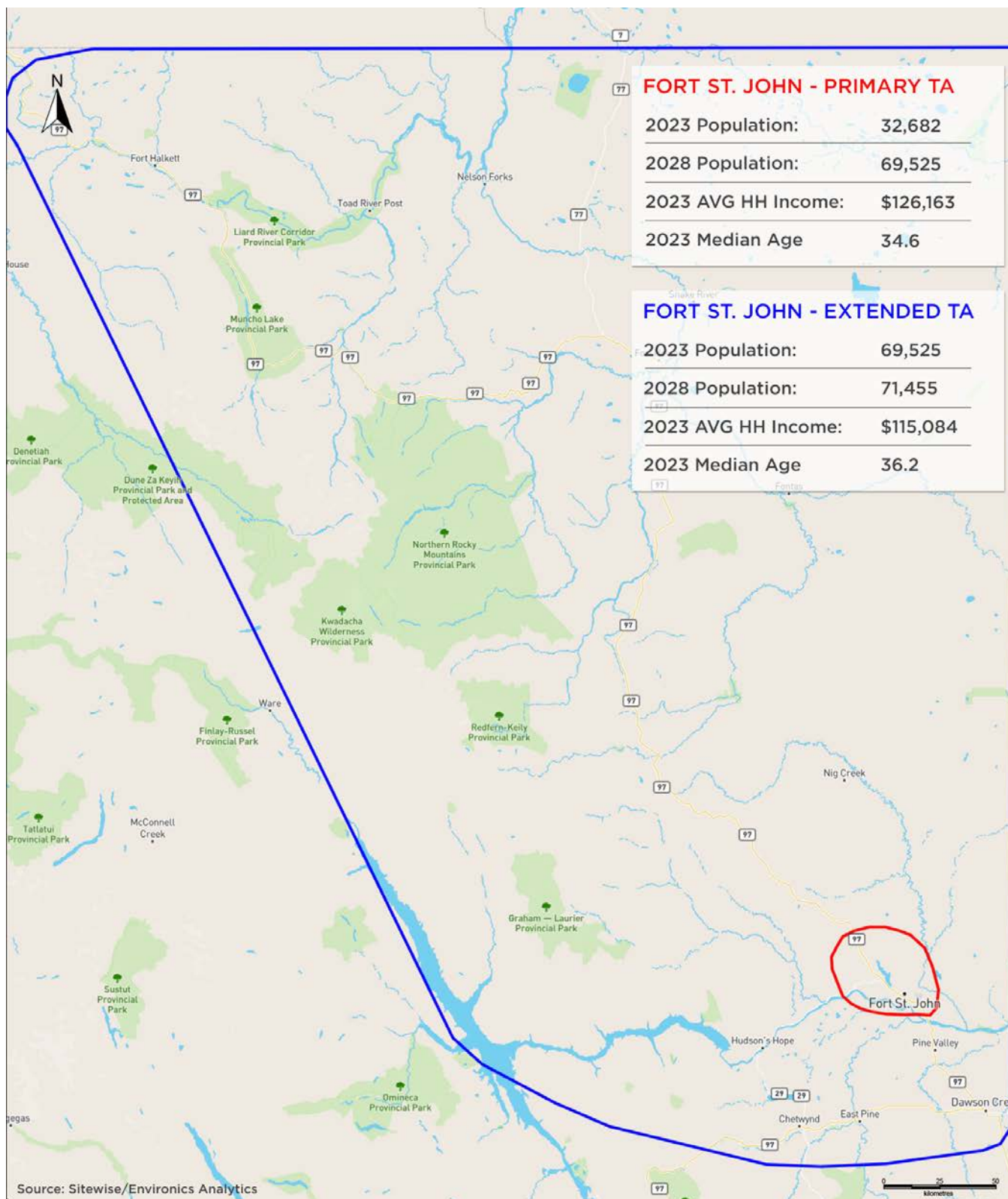
	1 KM	5 KM	PRIMARY TRADE AREA	EXTENDED TRADE AREA
2022 Population	3,909	23,825	31,564	68,272
2017 Population	3,830	23,111	30,355	67,626
2022 Daytime Population	7,769	24,716	31,543	66,700
2022 Average HH Income	\$133,215	\$159,895	\$165,593	\$146,964

BRANDON SIBAL

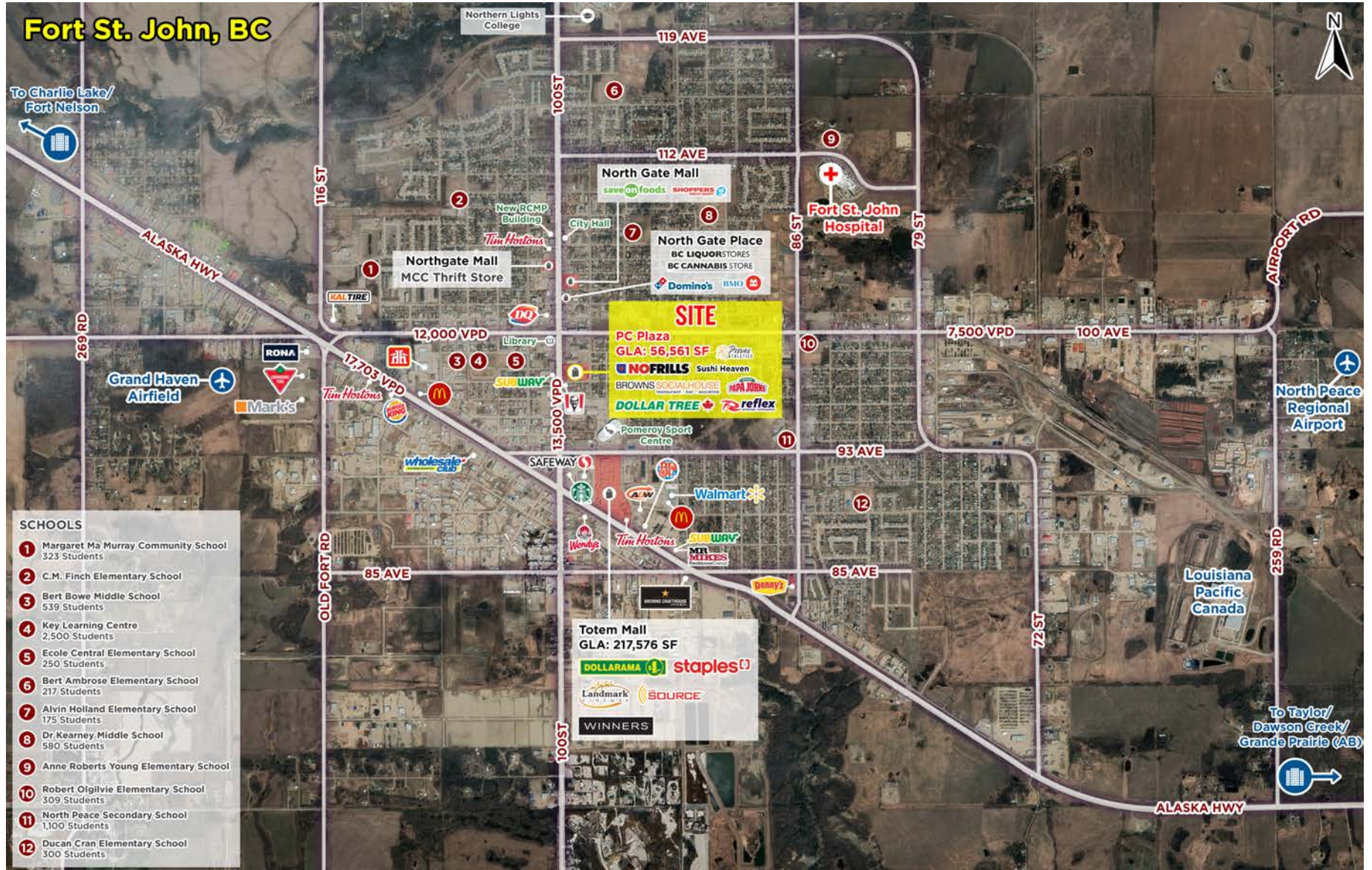
Personal Real Estate Corporation
Sitings Realty Ltd

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TRADE AREA MAP



AERIAL

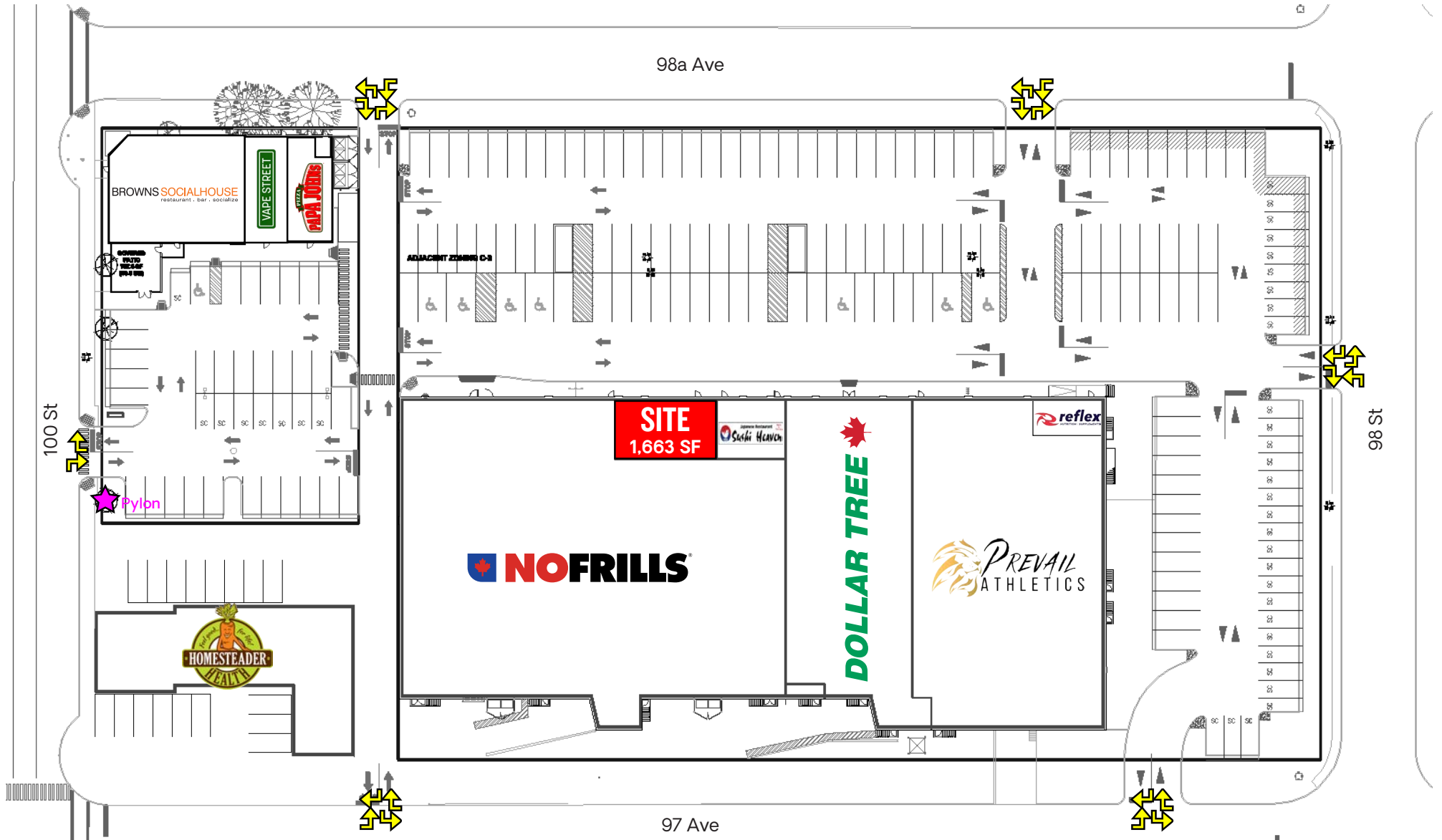


ZOOMED-IN AERIAL



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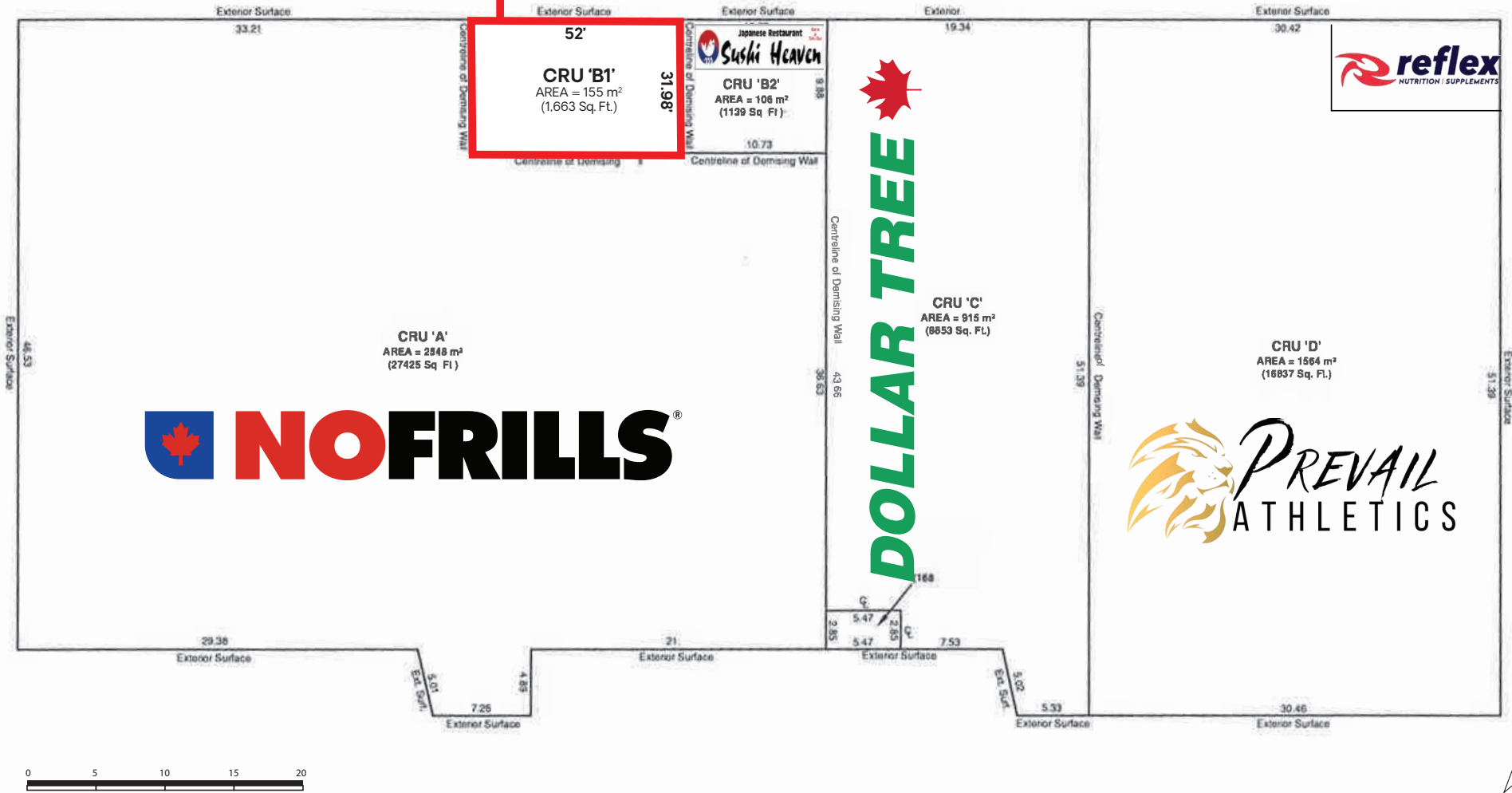
SITE PLAN



SPACE PLAN

PARCEL 1
PLAN 27582

SITE



PYLON

North View



South View



PHOTOS

