



FORT ST. JOHN CROSSING

11203 - 11127 Alaska Rd South
Fort St. John, BC, V1J 0P2

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 32,294 residents in the immediate trade area. Fort St. John supports an extended trading area of more than 69,000 people. Fort St. John Crossing is ideally located on the intersection of 112th Street and Alaska Highway boasting vehicle traffic count of 17,703 VPD and excellent visibility with over 425 feet of highway frontage.

VIDEO

- Average household income for the extended trade area is \$138,442.
- 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 36.2 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 (June 2021).



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

DETAILS

- ✦ Available Size: 1,200 SF
- ✦ Parking: Approximately 76 Paved Surface Level Parking Stalls
- ✦ Frontage: 425 ft of Highway Frontage
- ✦ Traffic Count: Alaska Hwy: 17,703 VPD
- ✦ Contact Listing Agent for Rates
- ✦ Addresses:
 - ✦ CRU B1: 11203 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU B2 - Unit 101: 11127 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU B2 - Unit 103: 11127 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU B2 - Unit 105: 11127 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU C1 - Unit 104: 11205 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU C1 - Unit 103: 11205 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU C1 - Unit 102: 11205 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU C1 - Unit 101: 11205 Alaska Road South, Fort St John, V1J 0P2
 - ✦ CRU C2: 11129 Alaska Road South, Fort St John, V1J 0P2

AREA TENANTS



DEMOGRAPHICS

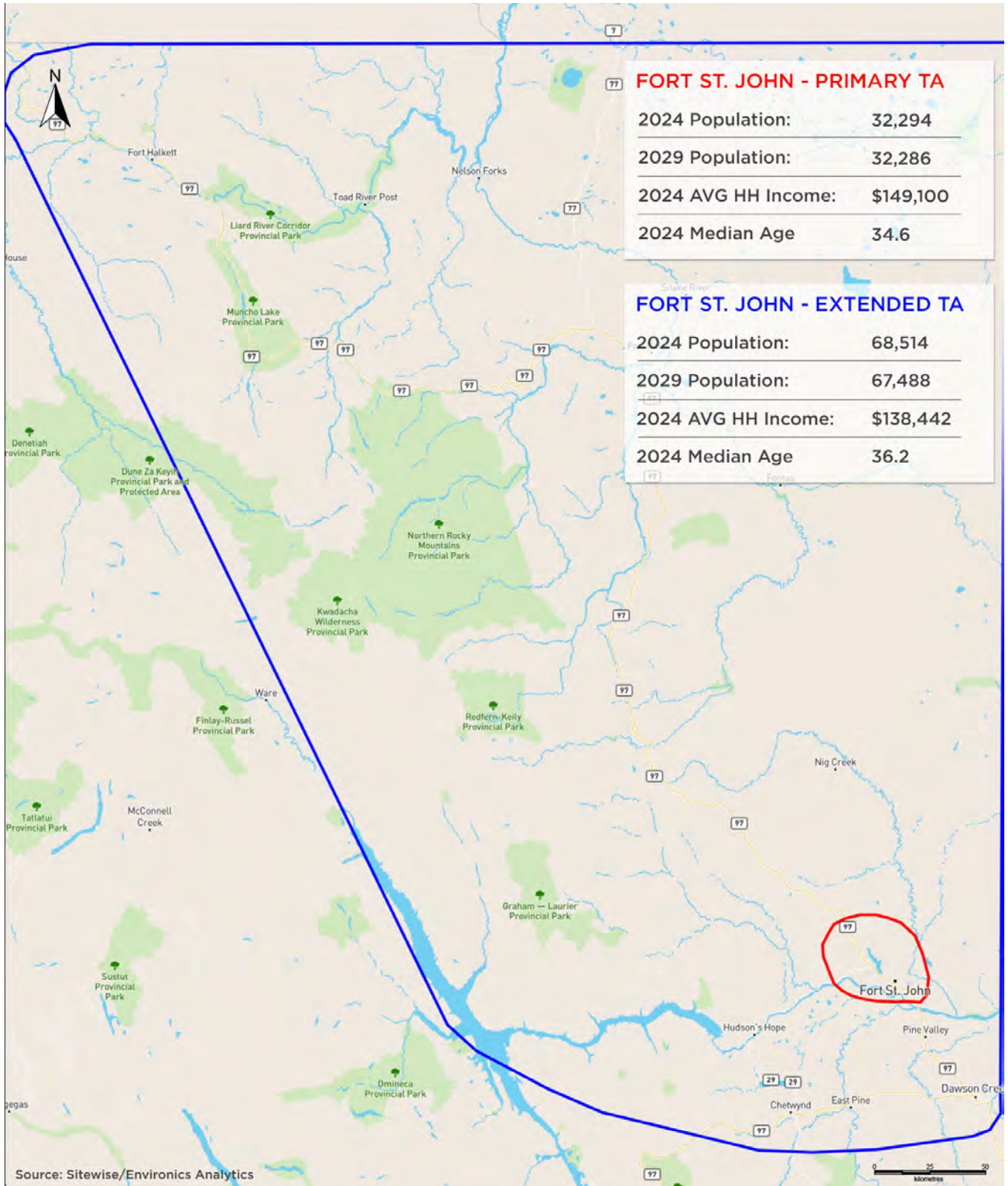
	1 KM	5 KM	PRIMARY TA	EXTENDED TA
2024 Population	2,166	25,401	32,294	68,514
2029 Population	2,219	25,592	32,286	67,488
2024 Daytime Population	3,882	26,095	32,701	67,723
2024 Average HH Income	\$133,697	\$144,060	\$149,100	\$138,442

DAN CLARK

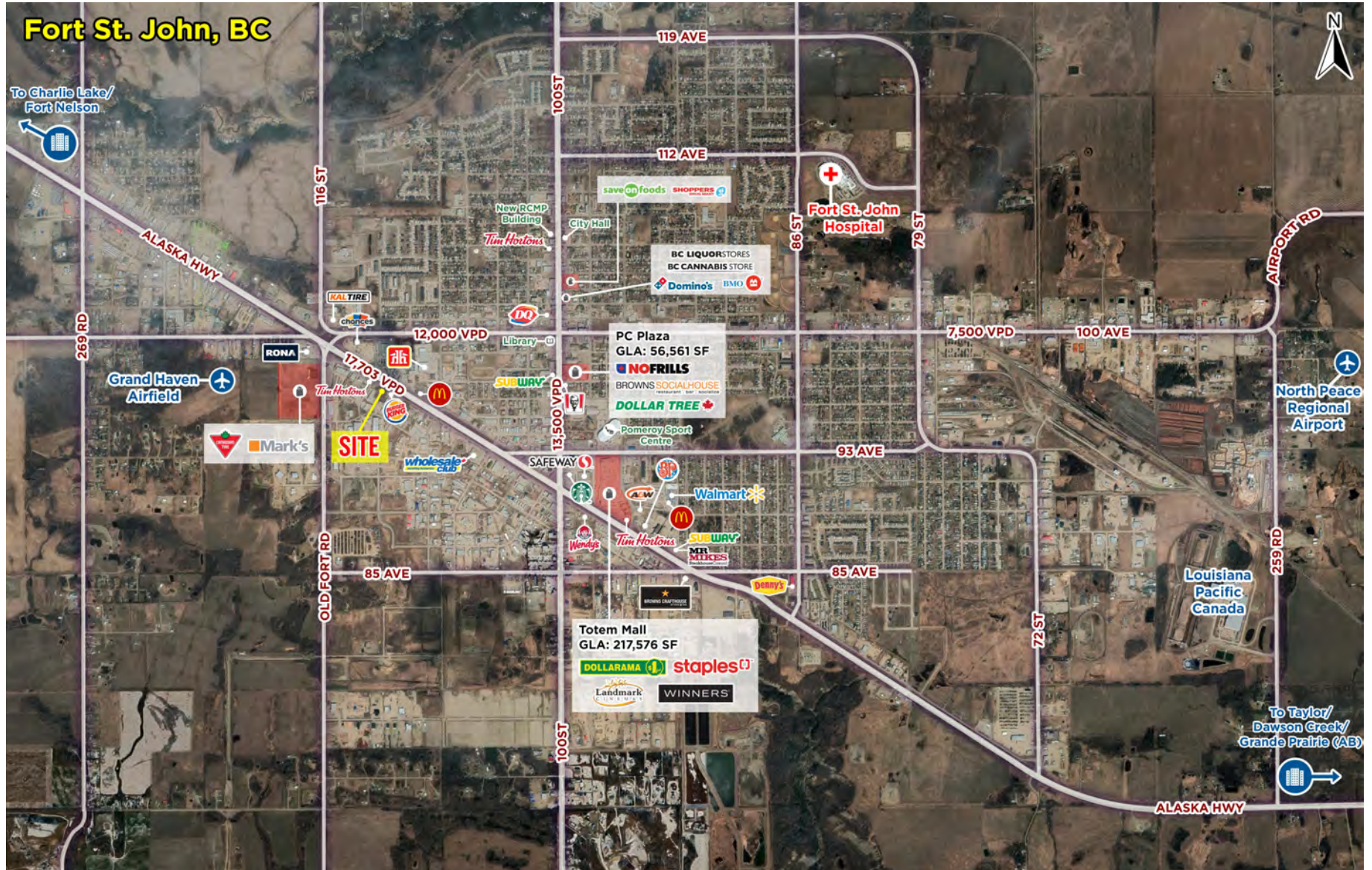
Personal Real Estate Corporation
Sitings Realty Ltd

604.628.2577
dan@sitings.ca

TRADE AREA MAP



AERIAL

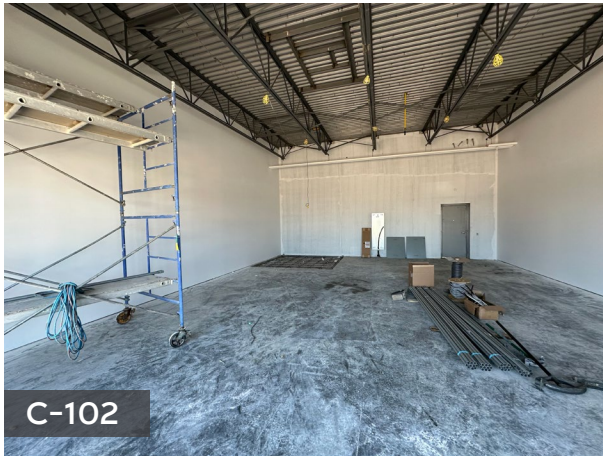
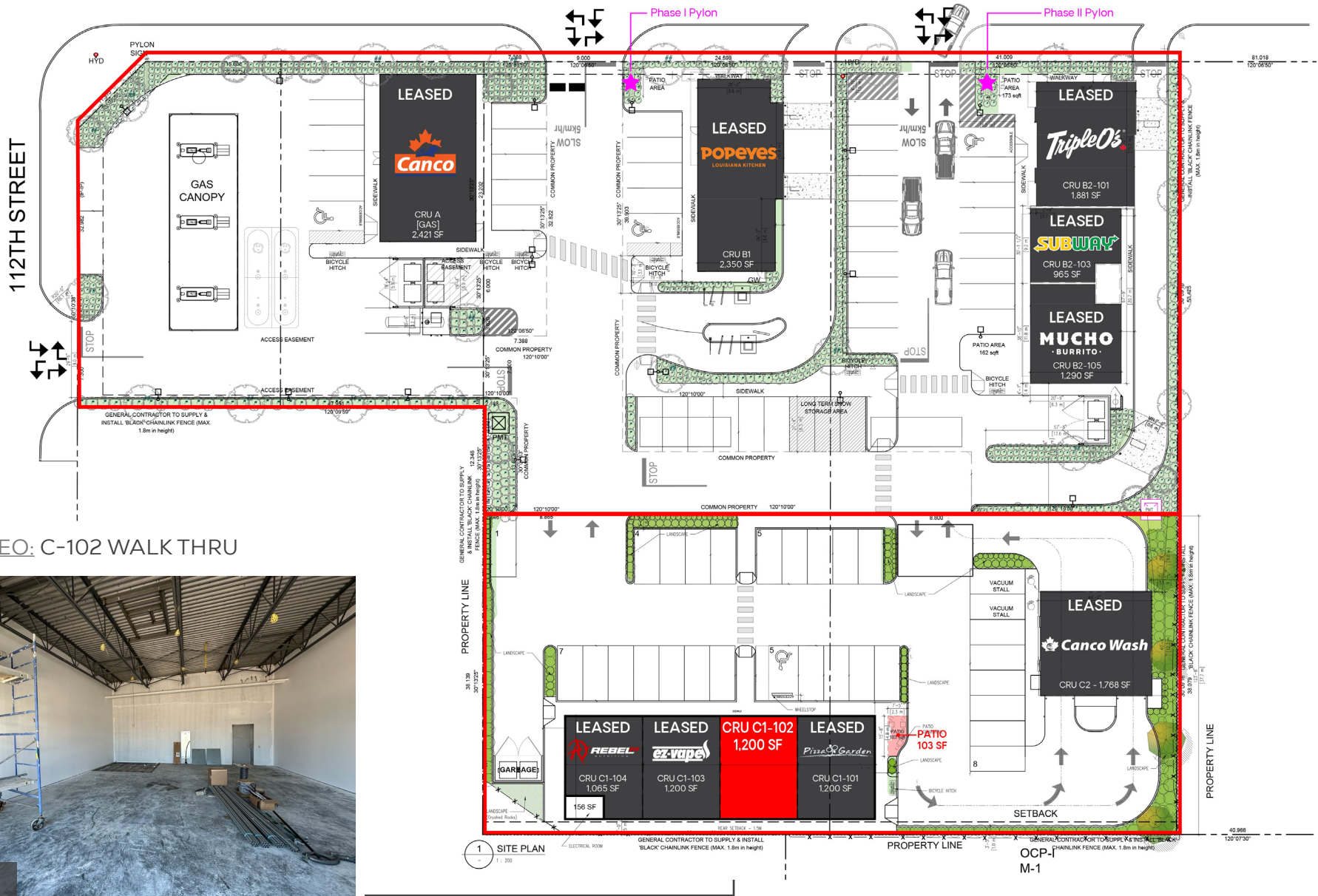


ZOOMED-IN AERIAL



SITE PLAN

ALASKA RD S



PHOTOS



PHOTOS - EXTERIOR



PHOTOS - EXTERIOR



PHOTOS -INTERIOR



POPEYE LOUISIANA CHICKEN



TRIPLE O'S



MUCHO BURRITO

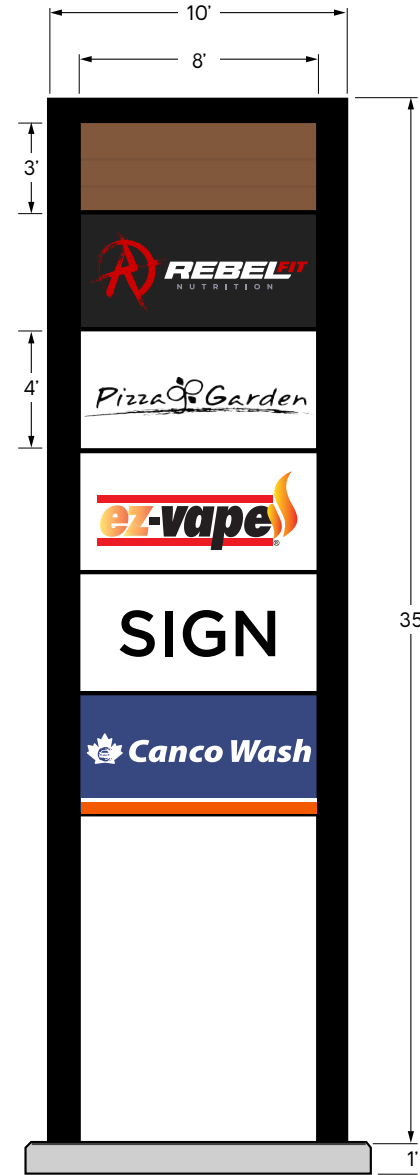


CANCO - CONVENIENCE STORE

PYLONS



PHASE I PYLON



PHASE II PYLON