



TRI-CITY MALL

6603, 6503, 6403 51st Avenue
Cold Lake, AB

PROPERTY LEASING BROCHURE



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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

The Tri-City Mall is located in Cold Lake, Alberta, approximately 240 km northeast of the City of Edmonton and 132 km north of Lloydminster. Strategically placed, Tri-City Mall is located along Highway #28, between North and South Cold Lake to service the entire residential populace.

- New pad (Building 6), with opportunities from 2,500 - 5,500 SF.
- Cold Lake is an important oil industry centre of operations, has one of the largest Armed Forces bases in Canada, and is a tourism centre with Western Canada's largest inland marina.
- Recent tenants that have opened at Tri-City Mall include: Winners, Sport Chek, Dollar Tree, Warehouse One, Ardene & Fire & Flower.

HIGHLIGHTED NEWS



[Cold Lake is about to boom](#)
Global News - May 26, 2023



[Imperial Oil hoping Cold Lake carbon capture project will be running before 2030](#)
CBC - Apr 28, 2023



DETAILS

<ul style="list-style-type: none"> 450 - 11,058 SF (Mall) 503 SF (Building 2) 2,500 - 5,500 SF (New Pad - Building 6) 	<ul style="list-style-type: none"> CAM: \$12.95 PSF & TAX:\$2.50 PSF est. (Interior Mall) CAM: \$5.25 PSF & TAX: \$5.00 PSF est. (Exterior Mall)
<ul style="list-style-type: none"> New 7,780 SF Pad with Drive-Thru (Building 5) - 100% LEASED 	<ul style="list-style-type: none"> Includes 15% Mgt. Admin Fee
<ul style="list-style-type: none"> Hwy 28: 4,940 VPD 	<ul style="list-style-type: none"> Contact Listing Agents for Rates

AREA TENANTS



DEMOGRAPHICS

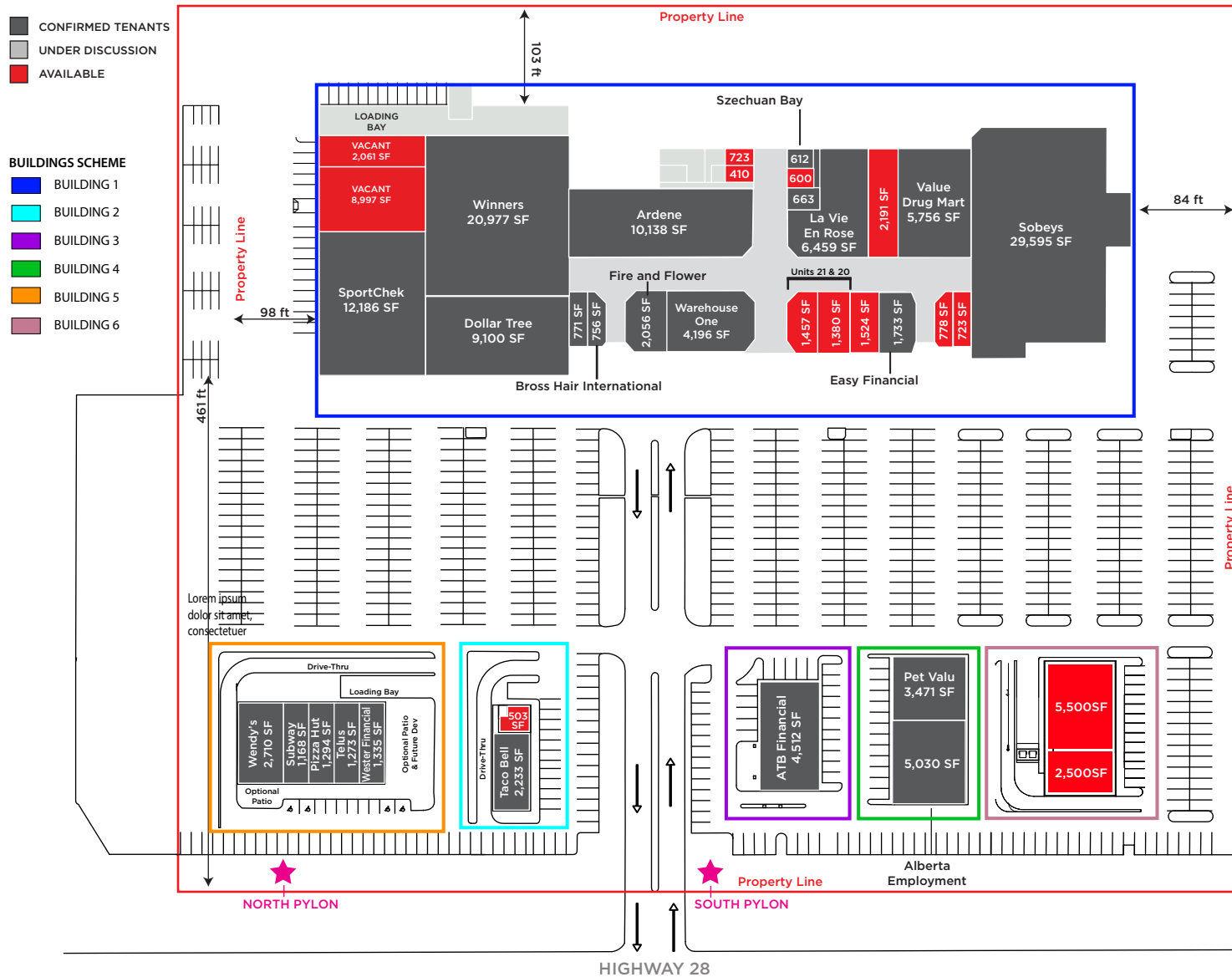
	TRADE AREA	5KM	10KM	50KM
2025 Population	80,654	17,442	19,051	38,938
2030 Population	82,545	18,556	20,260	40,646
2025 Average HH Income	\$124,285	\$142,677	\$144,862	\$139,303

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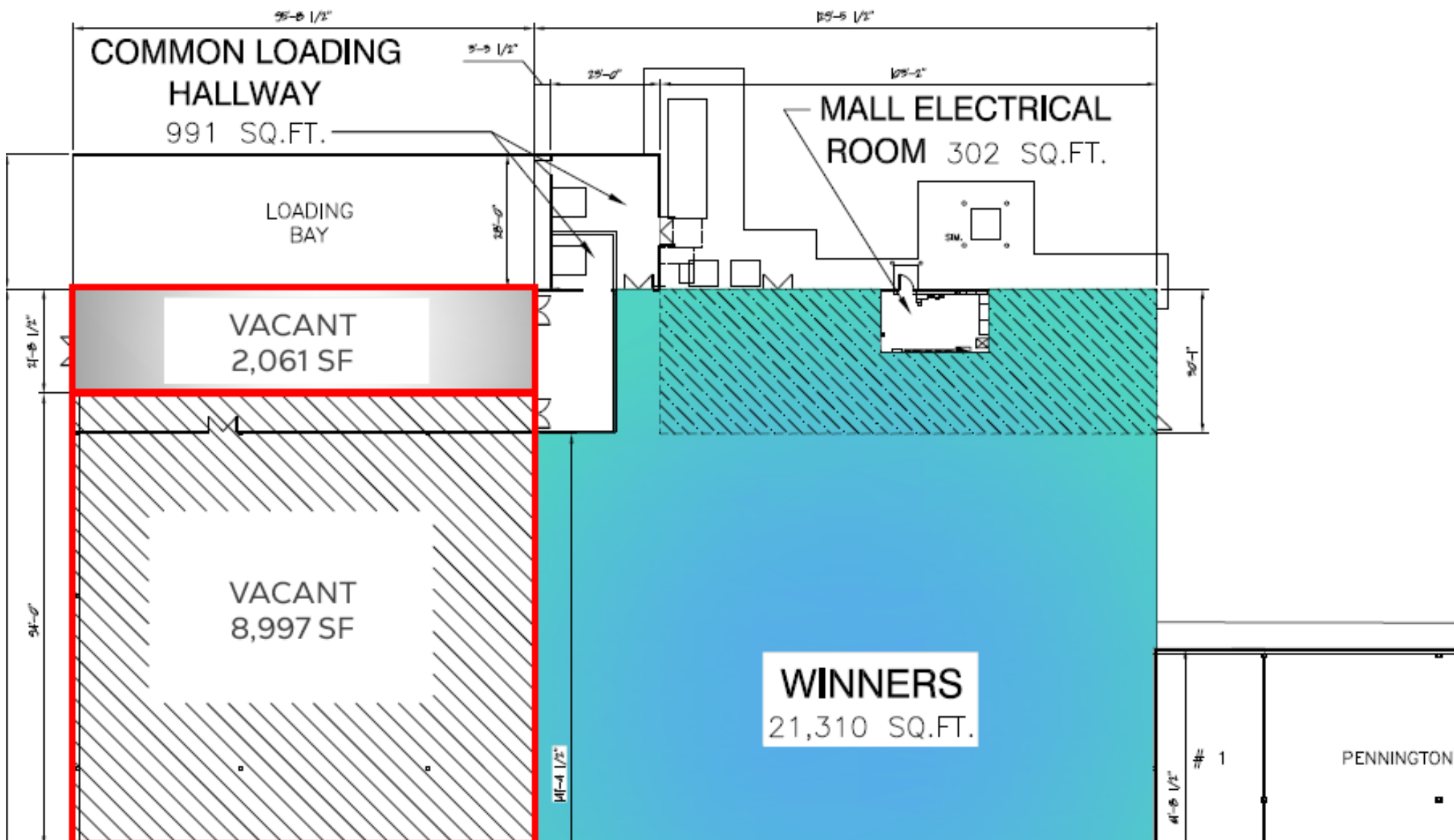
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SITE PLAN

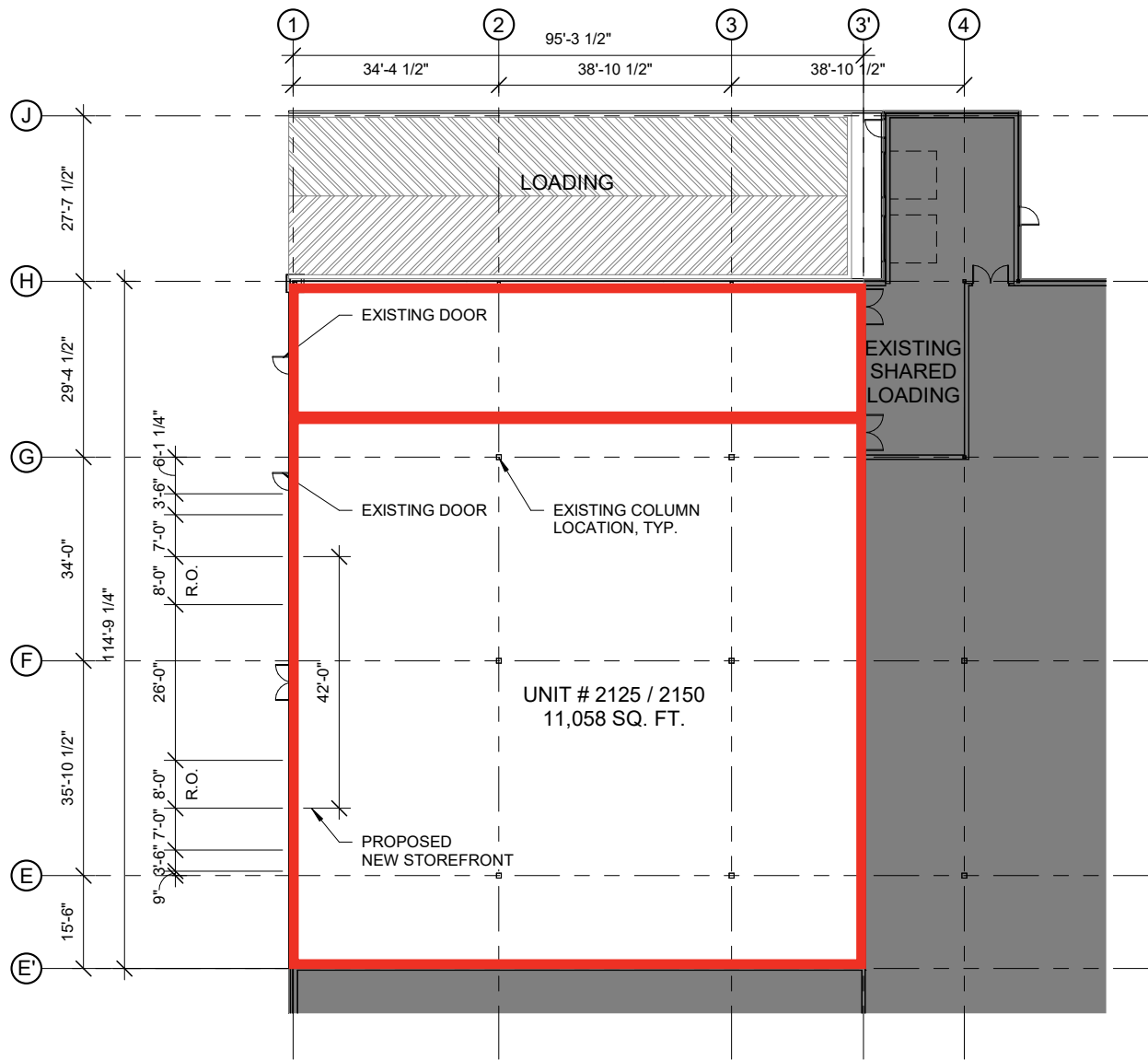


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BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



1 ENLARGED MAIN FLOOR PLAN
D SCALE: 1" = 20'-0"

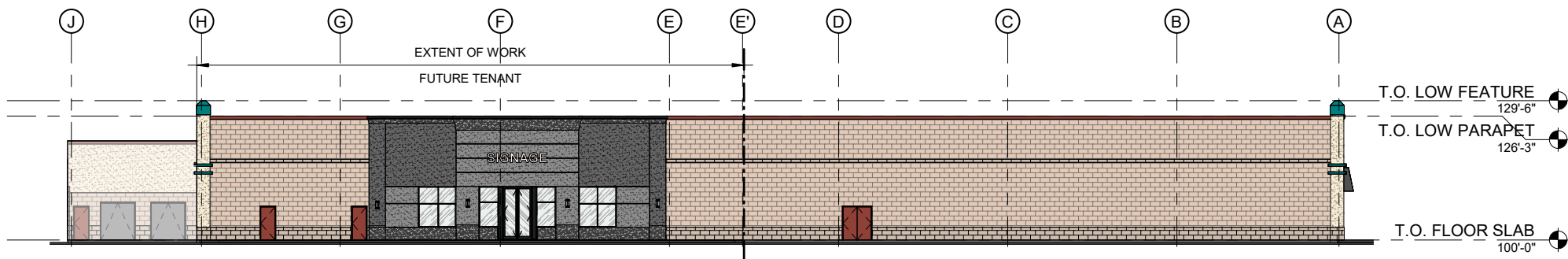


2024/02/28

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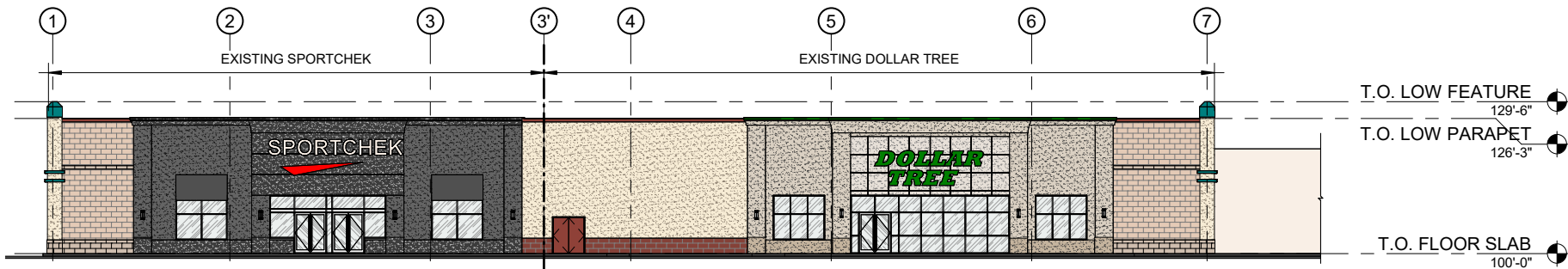


BUILDING 1 - ELEVATIONS



NOTE: TENANT SIGNAGE BY TENANT - NOT BY LANDLORD

1 NORTH ELEVATION
E SCALE: 1" = 20'-0"



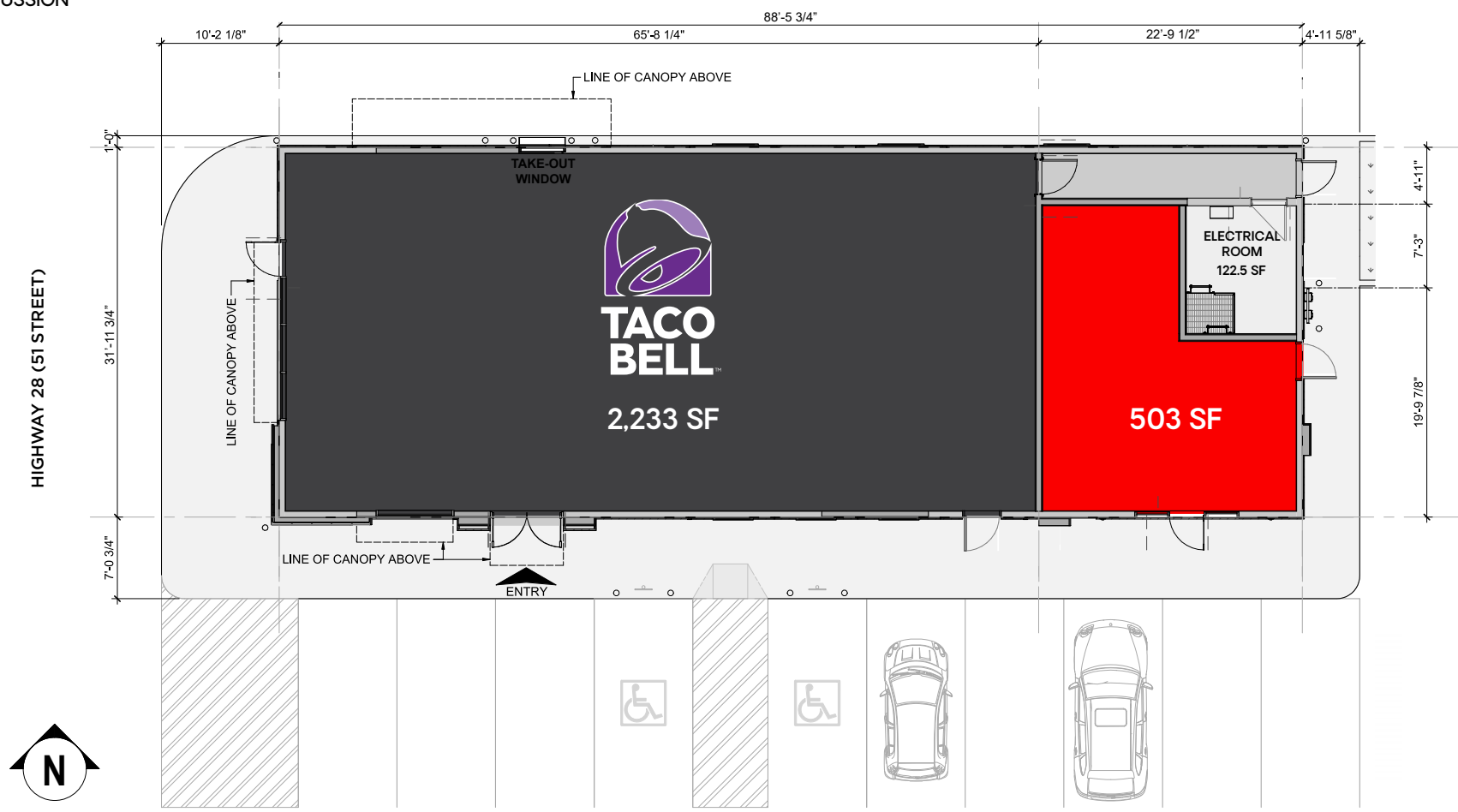
2 EXISTING WEST ELEVATION
E SCALE: 1" = 20'-0"

E

2024/02/28

BUILDING 2

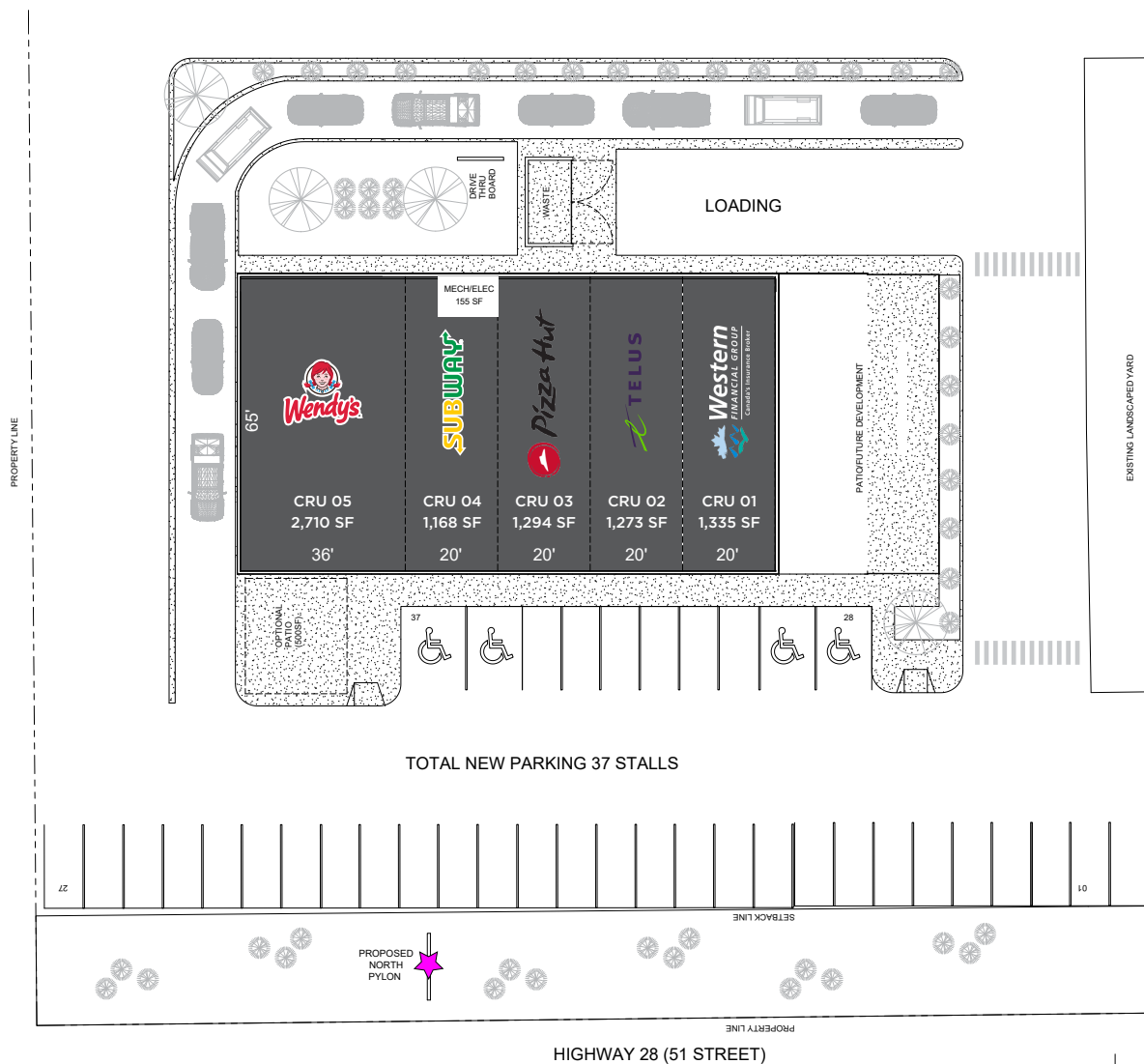
- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



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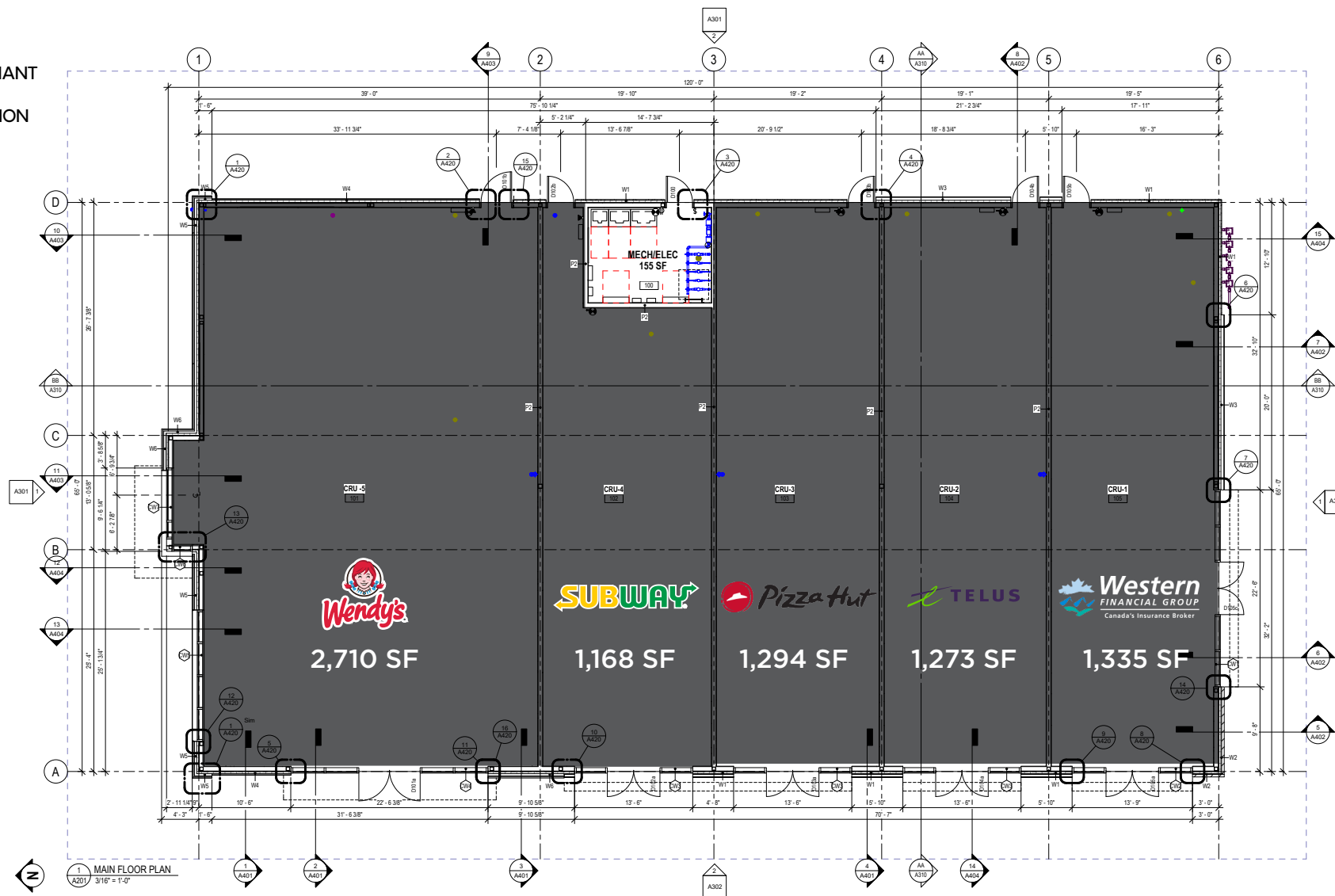
NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



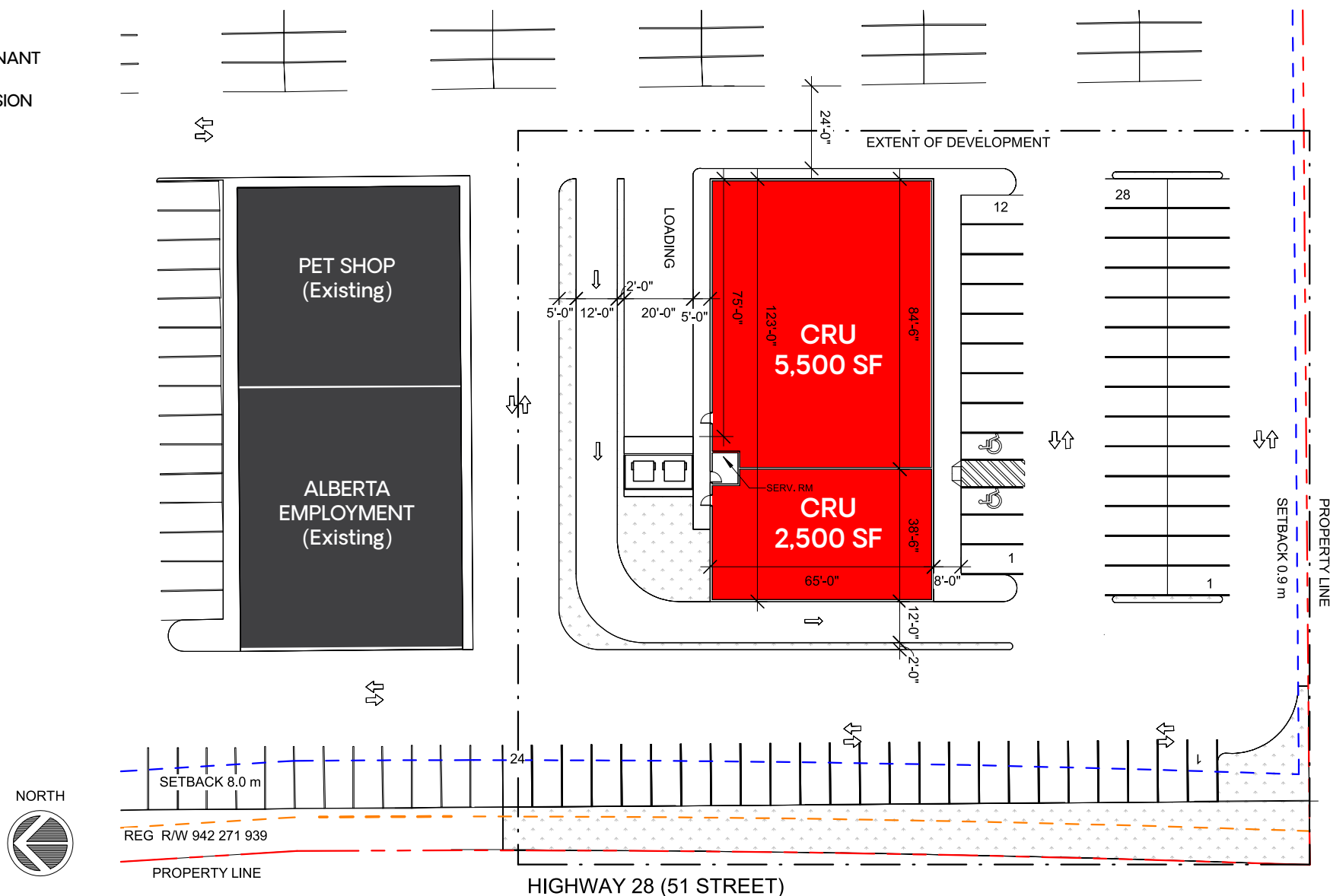
NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



NEW PAD PLAN - BUILDING 6

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



JOIN WENDY'S, SUBWAY, AND PIZZA HUT, & TACO BELL



NEW PAD - BUILDING 6



NEW PAD - BUILDING 6



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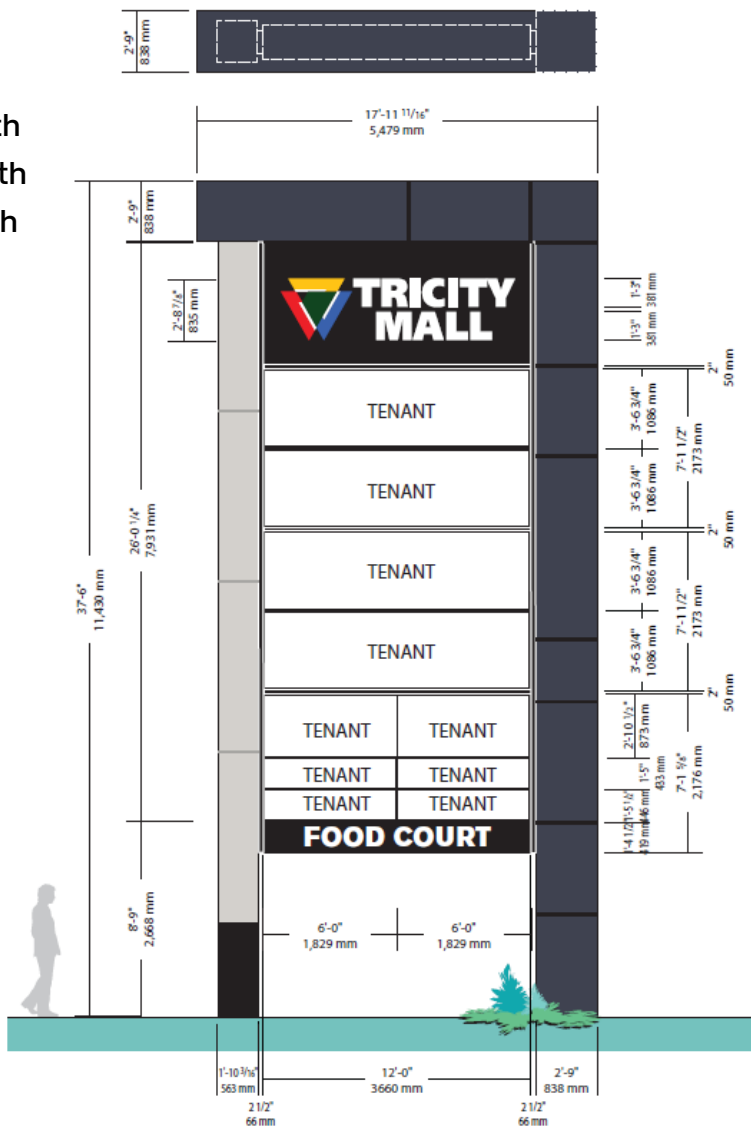
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PYLON SIGNAGE

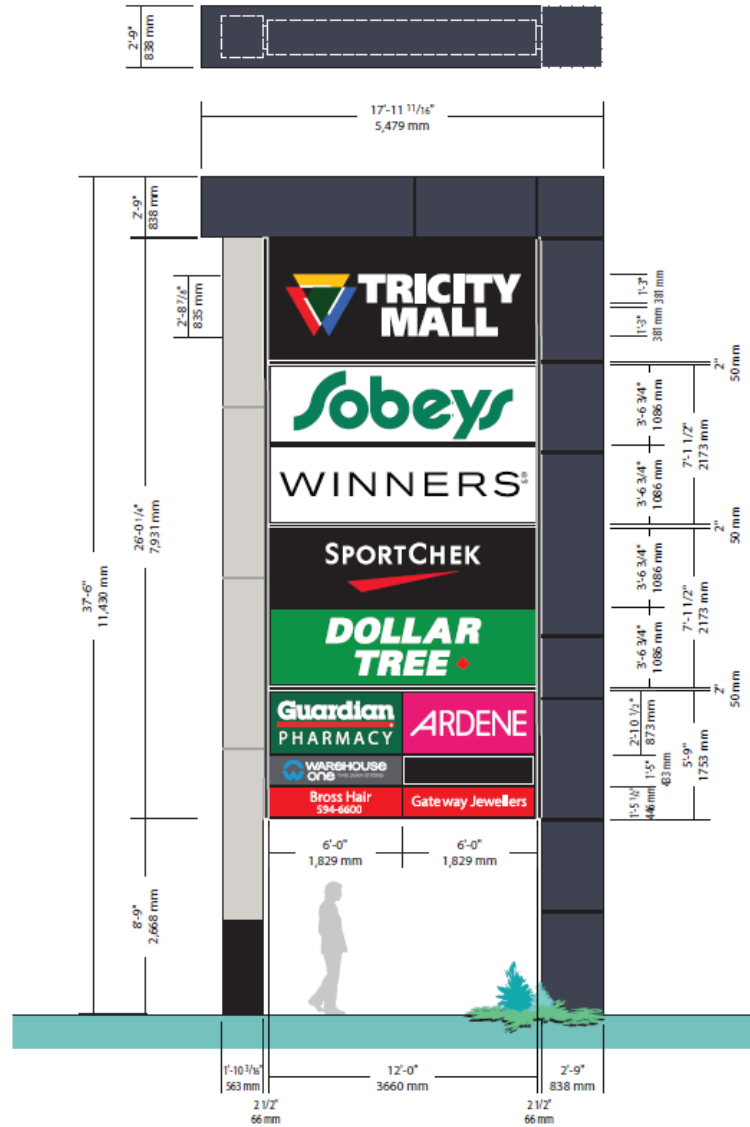
PYLON RATES

- Large Panel: \$425.00/month
- Medium Panel: \$300.00/month
- Small Panel: \$125.00/month

NORTH PYLON

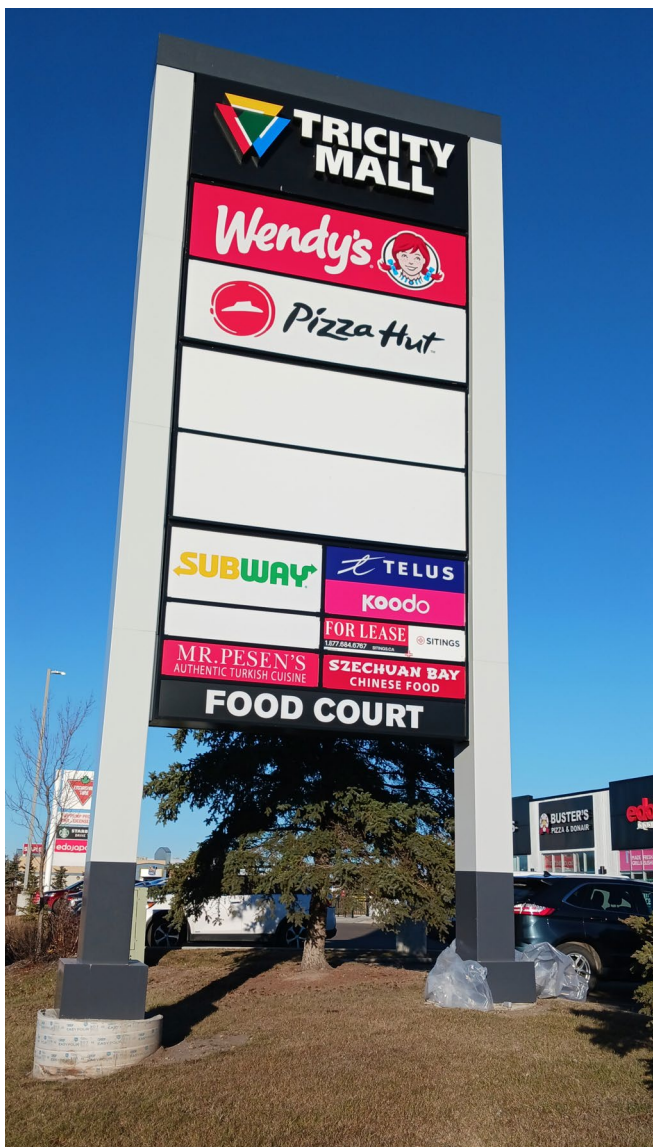


SOUTH PYLON



PYLON SIGNAGE

NORTH PYLON



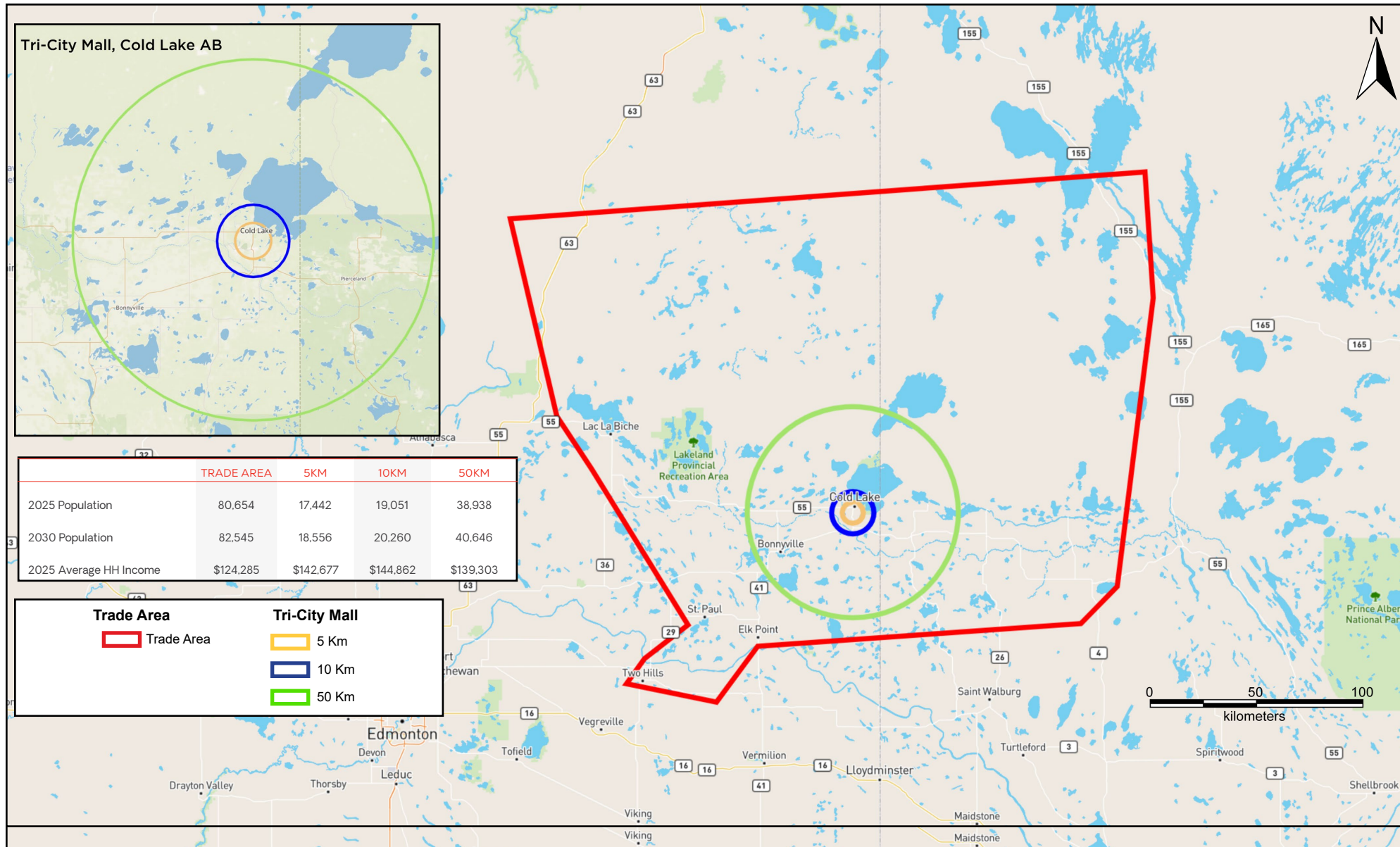
SOUTH PYLON



AERIAL



DEMOGRAPHICS



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