



THE SHOPS @ FORT ST JOHN CROSSING

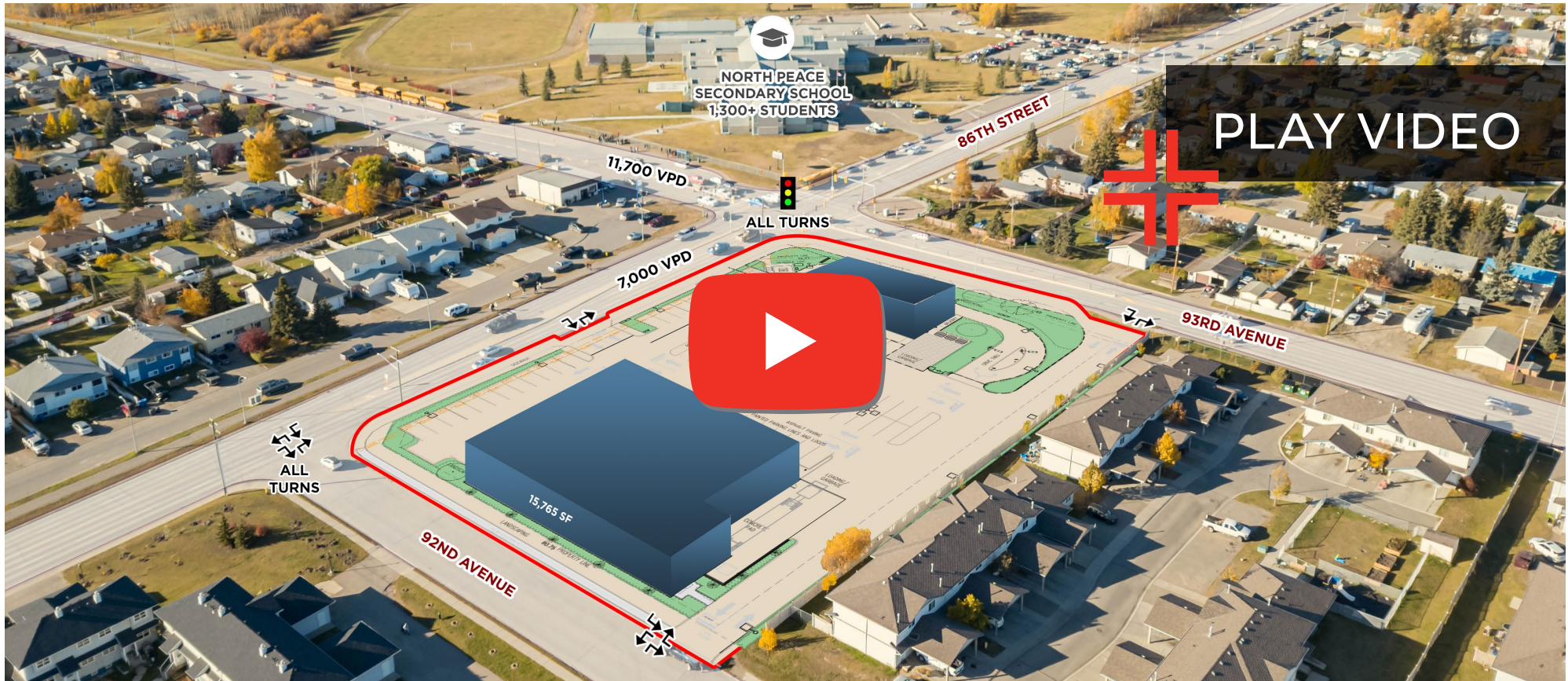
8508 92nd Avenue
Fort St. John, BC



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 32,924 residents in the immediate trade area. Fort St. John supports an extended trading area of more than 68,514 people. The Shops at Fort St John Crossing is ideally located at the all turns access intersection 93rd Avenue and 86th Street. The site is strategically located in the underserved residential node of East Fort St. John, with approximately 10,000 people. Don't miss this opportunity to secure space in this under serviced retail area.

- The Shop @ Fort St John Crossing is located directly across from North Peace High School which has over 1,300 students and 100 staff.
- Average household income for the primary trade area is \$149,100.
- A young, ambitious population with a median age of 34, compared to 41.6 in Canada.
- Newly completed Coastal GasLink Pipeline Project (40B) and Site C Dam (16B) provides ongoing employment and economic benefits to Fort St. John.
- Fort St. John contributes to 80% of BC's grain production and 38% of BC's hydroelectric power.
- Fort St John has the lowest Home Price to Income Ratio in BC. Average Home Price \$418,000/\$149,100 2.8. By Comparison Vancouver is 12.3.



DETAILS

✦ 100% Leased to McDonald's and Shoppers Drug Mart

✦ Available: 2025

✦ Parking: 89 parking stalls (approx. 4/1000)

✦ Contact Listing Agent for more information

✦ Frontage:

✦ 272 feet on 93rd Avenue

✦ 351 feet on 86th Street

✦ Traffic Counts:

✦ 93rd Avenue: 11,700 VPD

✦ 86th Street: 7,000 VPD

FORT ST JOHN TENANTS



DEMOGRAPHICS

	1 KM	5 KM	PRIMARY TA	EXTENDED TA	WEST TA	EAST TA
2024 Population	7,388	25,404	32,294	68,514	15,156	13,029
2029 Population	7,427	27,111	32,286	67,488	15,244	13,016
2024 Daytime Population	3,958	27,107	32,701	67,723	17,584	11,618
2024 Average HH Income	\$134,994	\$144,690	\$149,100	\$138,442	\$146,200	\$142,688

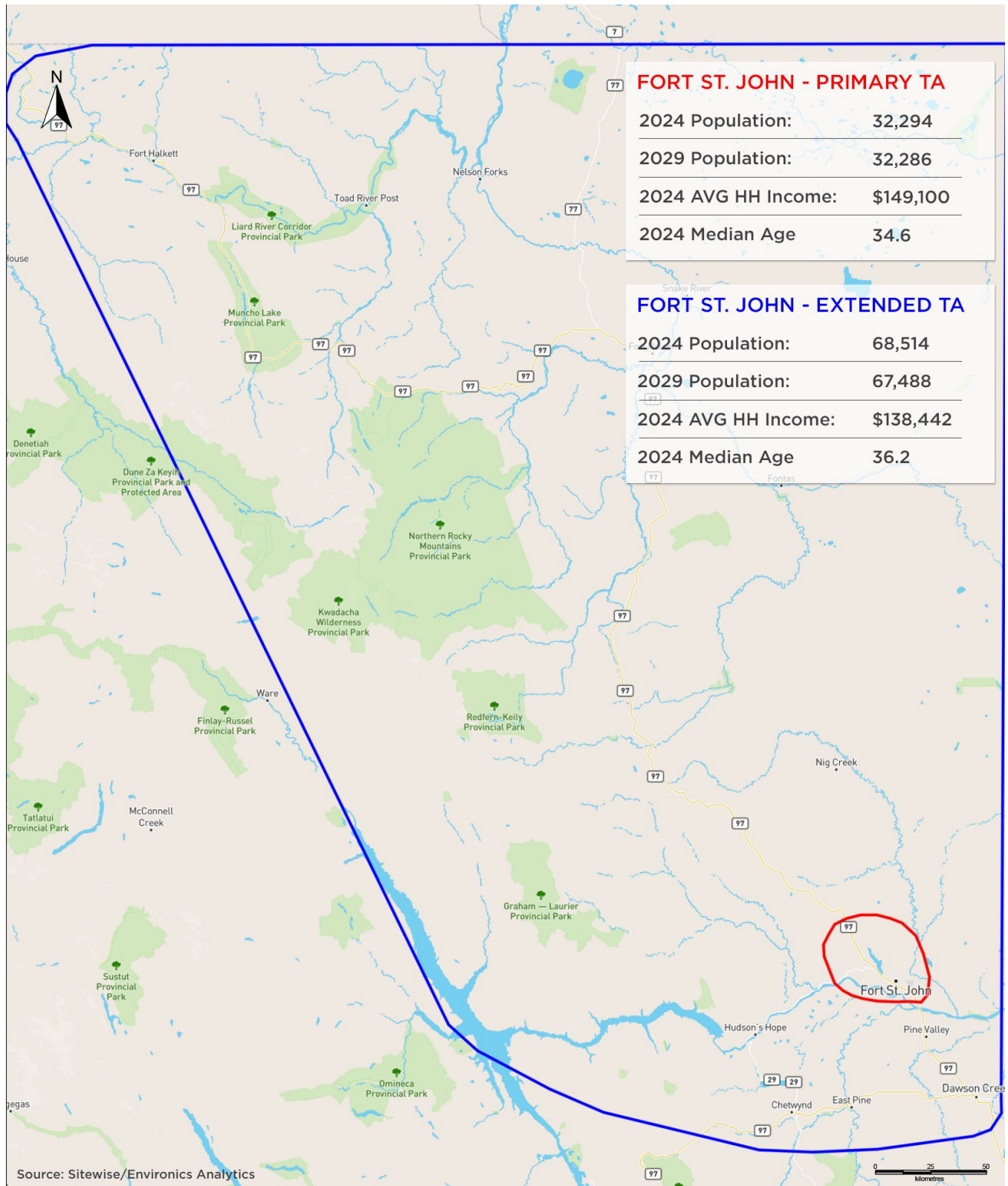
CONTACT

DAN CLARK

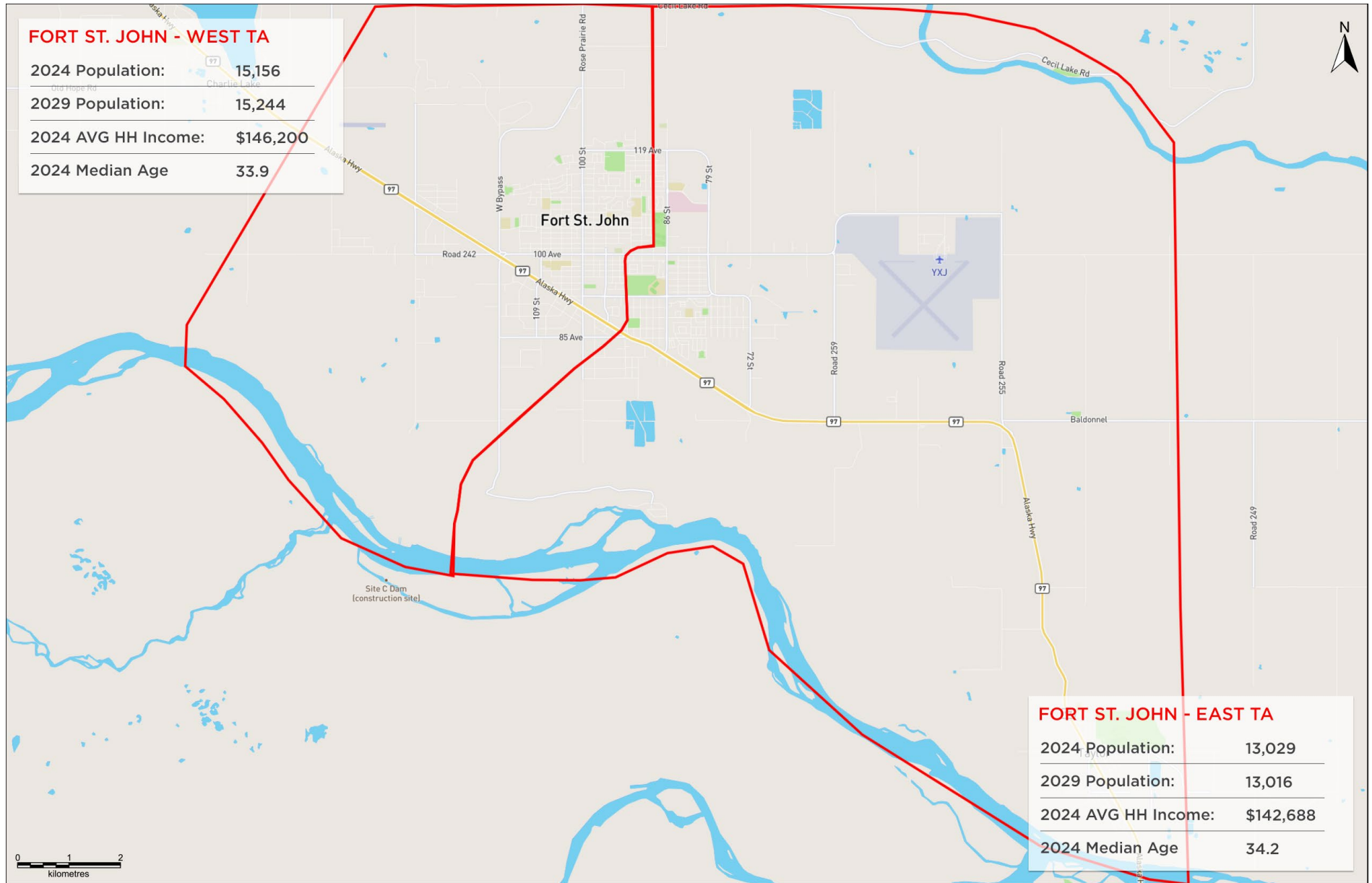
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TRADE AREA MAP



TRADE AREA MAP



AERIAL



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AERIAL WITH FAST FOOD



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AERIAL WITH GAS STATIONS

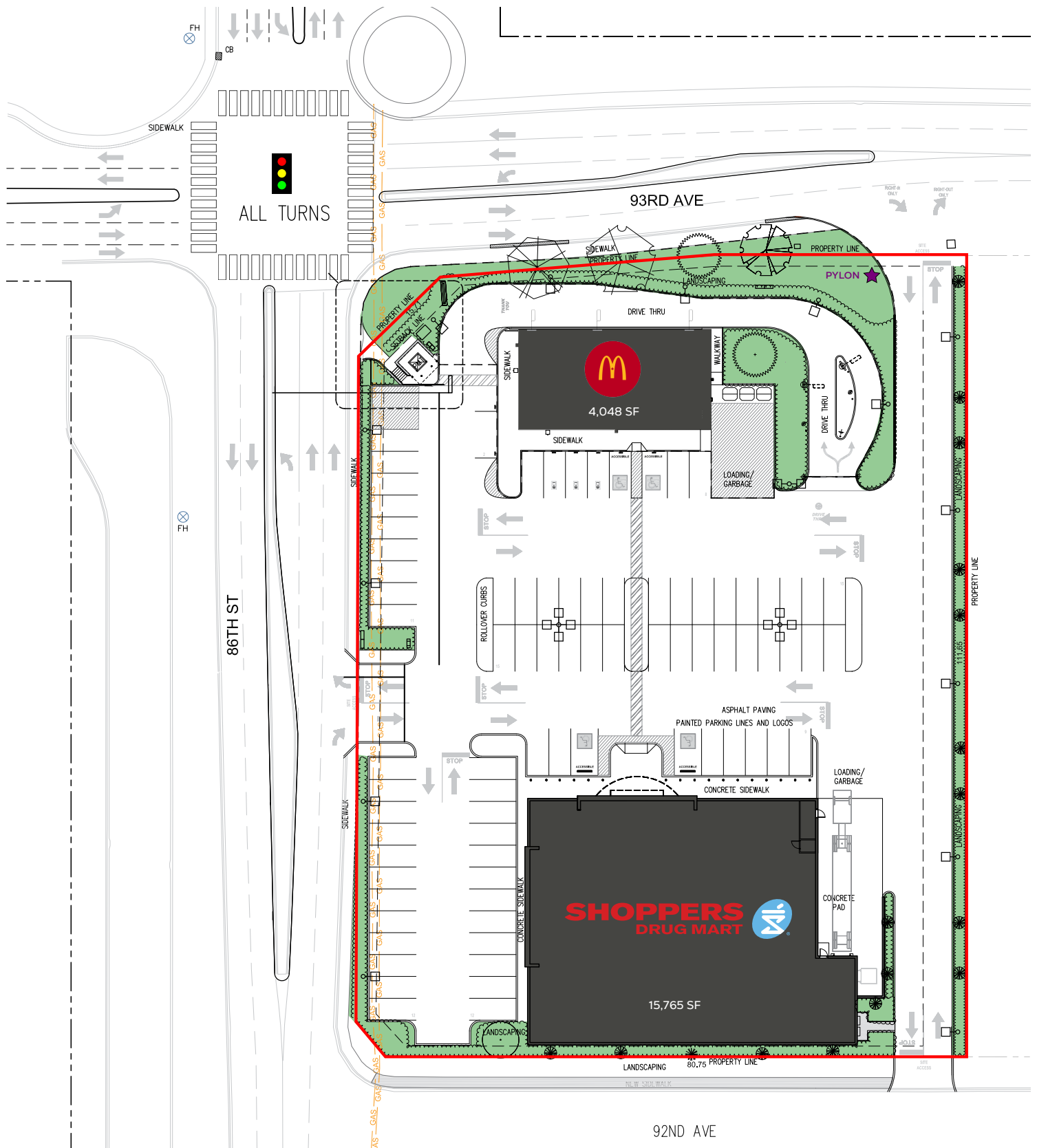


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ZOOMED-IN AERIAL



SITE PLAN



Fort St. John, BC