



PC PLAZA

9831 98a Avenue
Fort St. John, BC

PROPERTY LEASING BROCHURE

BRANDON SIBAL

Vice President
Personal Real Estate Corporation
604.628.2582
brandon@sitings.ca



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Fort St. John is the primary service centre for Northeastern BC and functions as the region's economic hub, supported by a diversified base of oil and gas, forestry, and agricultural industries. Known as the "Energetic City," the market contains a strong demographic with a local population of approximately 32,600 residents and an extended trade area exceeding 66,000 people.

PC Plaza is a well positioned shopping centre in the downtown core and is anchored by No Frills, Dollarama, and Browns Socialhouse, which generate consistent daily traffic and offers essential needs retail co-tenancy. The site is strategically positioned along 100 Street offering great connectivity into the core population from the Highway 97 and benefits from proximity to other essential tenants in the market.

- ✦ Average household income for the primary trade area is \$184,371.
- ✦ Median age of 34.3 years, which is one of the youngest municipalities in BC.
- ✦ BC Business ranked Fort St. John the 6th best city in BC to work in 2020.
- ✦ Excellent surface parking field.
- ✦ Government approved LNG Export Facility and Coastal GasLink Pipeline Project to provide employment and economic benefits to Fort St. John.



FIXTURED QSR
SPACE FOR LEASE

DETAILS

✚ Size: 1,448 SF

✚ Available: Immediately

✚ Parking: Approximately 200 paved surface level parking stalls

✚ All turns access from main road arteries

✚ Additional Rent: \$19.42 PSF (includes water) (2026 estimated)

✚ Contact Listing Agent for Rates

CO-TENANTS



DEMOGRAPHICS

	1 KM	5 KM	PRIMARY TRADE AREA	EXTENDED TRADE AREA
2025 Population	3,869	25,681	32,638	66,348
2030 Population	4,059	27,258	33,935	66,598
2025 Daytime Population	7,703	25,591	32,715	65,456
2025 Average HH Income	\$137,733	\$176,514	\$184,371	\$170,929

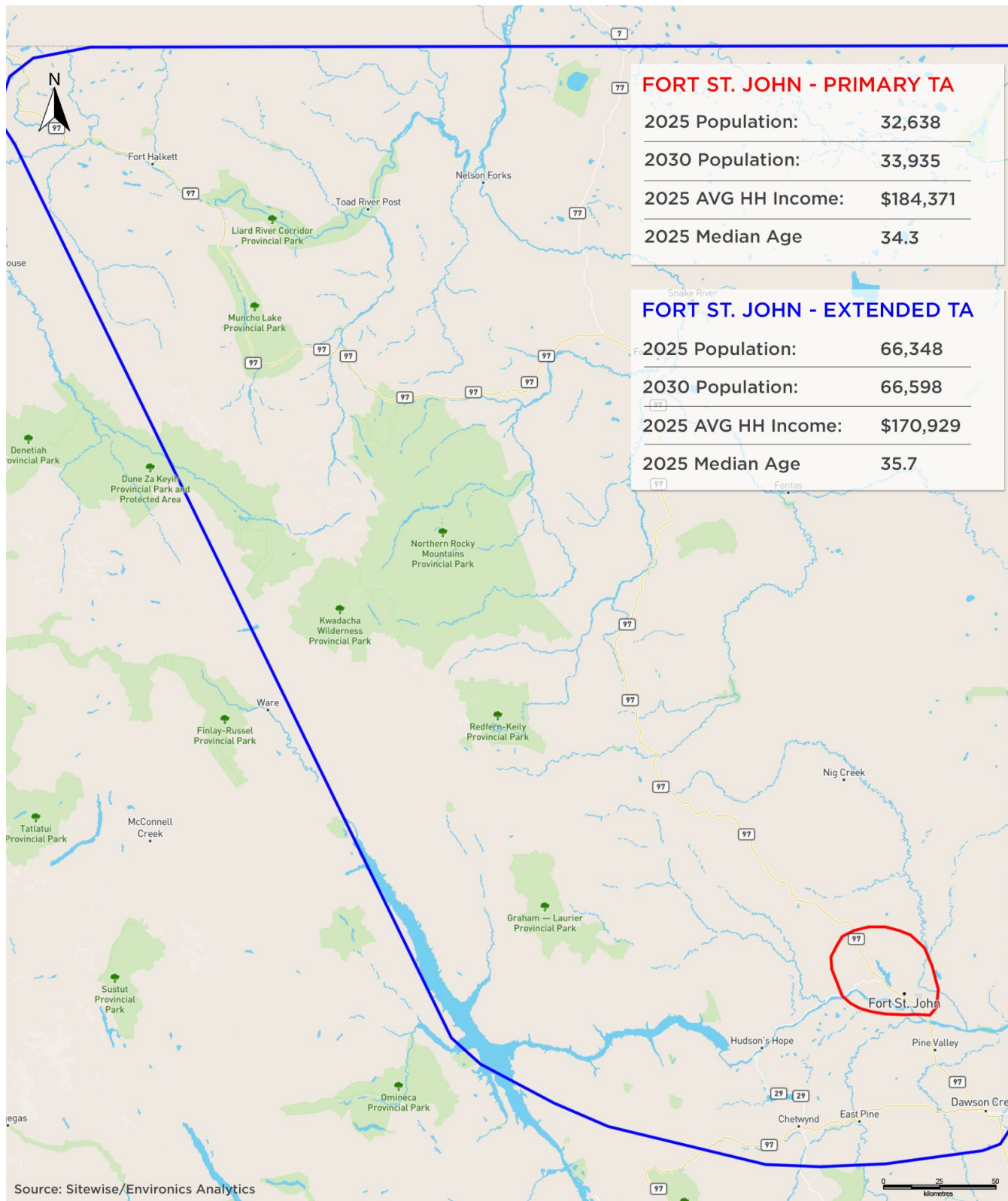
CONTACT

BRANDON SIBAL

Vice President
Personal Real Estate Corporation
Sitings Realty Ltd

604.628.2582
brandon@sitings.ca

TRADE AREA MAP



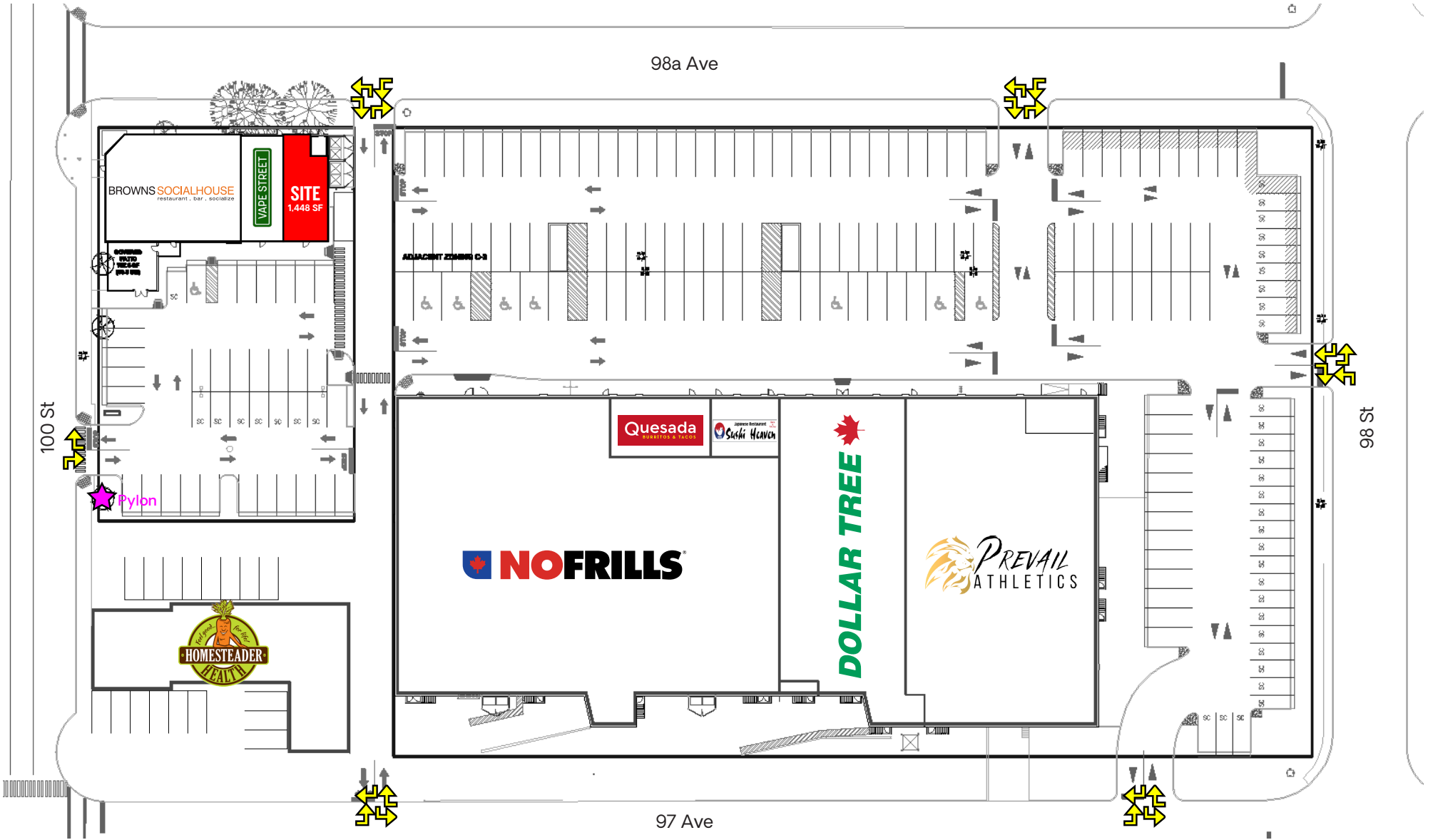
AERIAL



ZOOMED-IN AERIAL



SITE PLAN



PYLON

NORTH VIEW



SOUTH VIEW



EXTERIOR PHOTOS



FRONT



SIDE



REAR

INTERIOR PHOTOS

