



PC PLAZA

9831 98A AVENUE, FORT ST. JOHN, BC

PROPERTY LEASING BROCHURE

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SITINGS REALTY LTD.

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

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 32,638 residents in the immediate trade area. Fort St. John supports an extended trading area of more than 66,000 people. PC Plaza is anchored by No Frills, Dollarama & Browns Restaurant Group and is located along the main thoroughfare within the downtown core providing convenient and direct access to the core population.

VIRTUAL TOUR

- ✦ Average household income for the primary trade area is \$184,371.
- ✦ 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 34.3 years, which is one of the youngest municipalities in BC.
- ✦ Excellent surface parking field.



DETAILS

- Size: 16,834 SF
- Available: Q4 2026
- Parking: Approximately 200 paved surface level parking stalls
- All turns access from main road arteries
- Additional Rent: \$7.67 PSF (2025 estimated)
- Contact Listing Agent for Rates

CO-TENANTS



DEMOGRAPHICS

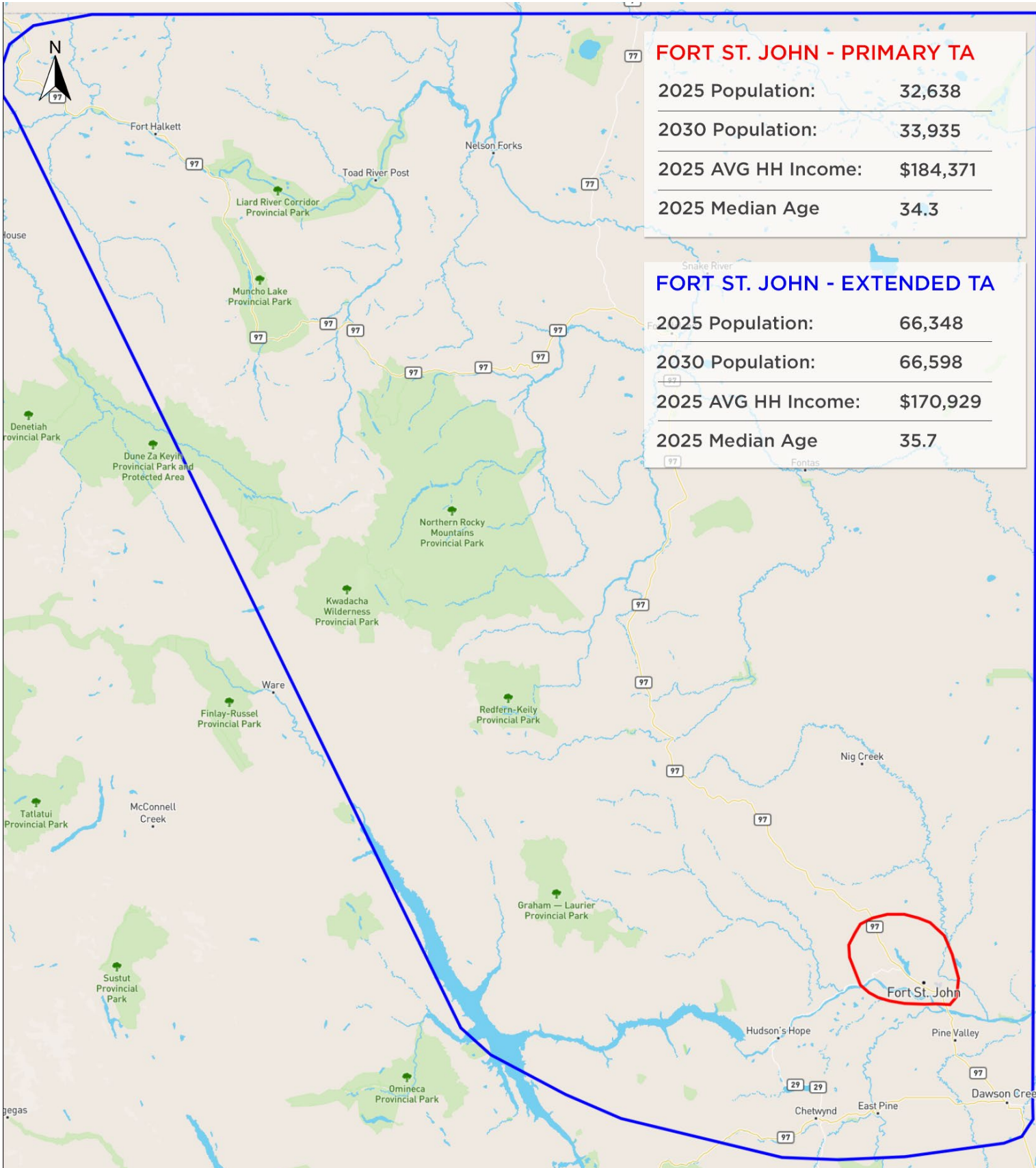
	1 KM	5 KM	PRIMARY TRADE AREA	EXTENDED TRADE AREA
2025 Population	3,869	25,681	32,638	66,348
2030 Population	4,059	27,258	33,935	66,598
2025 Daytime Population	7,703	25,591	32,715	65,456
2025 Average HH Income	\$137,733	\$176,514	\$184,371	\$170,929

CONTACT

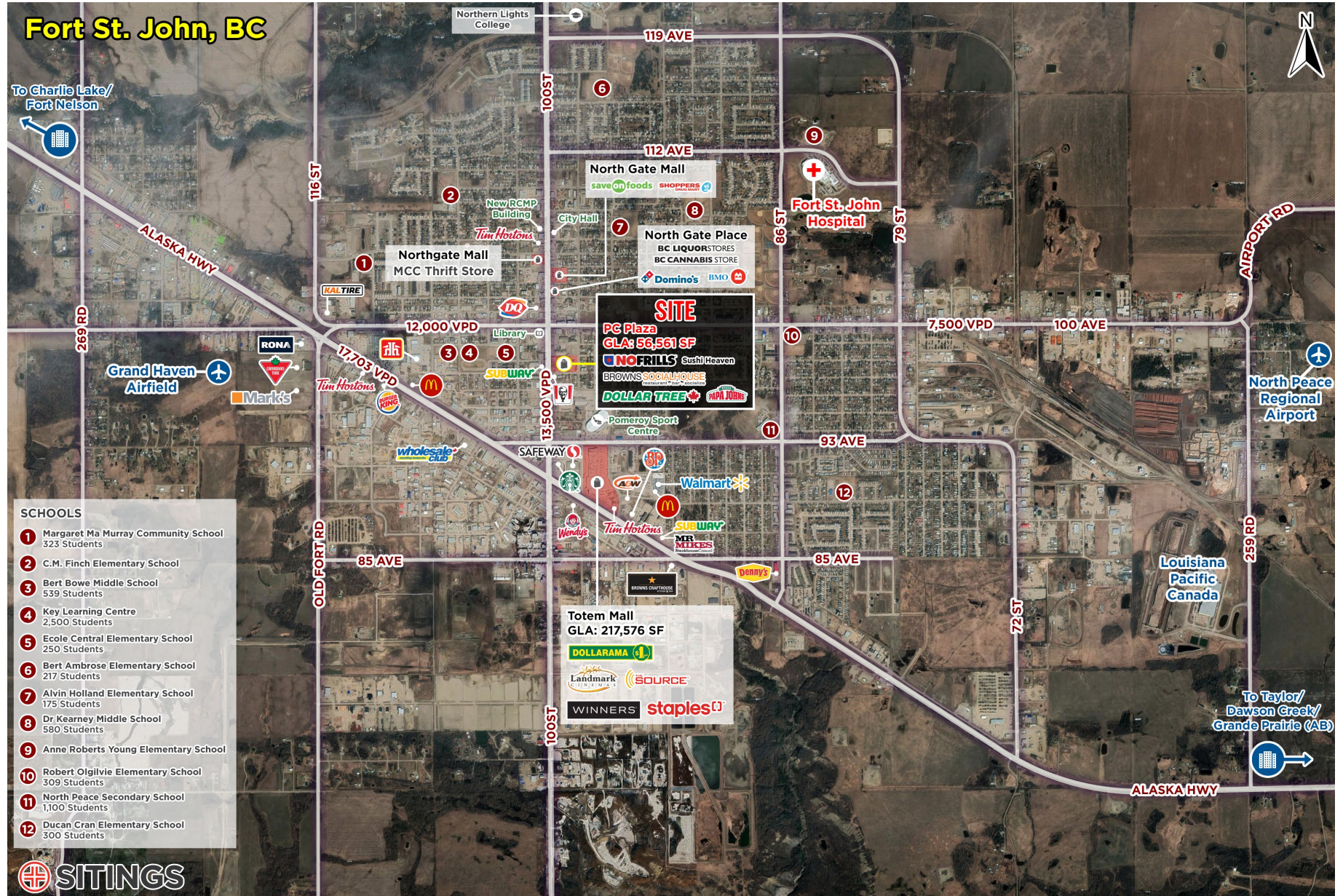
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TRADE AREA MAP



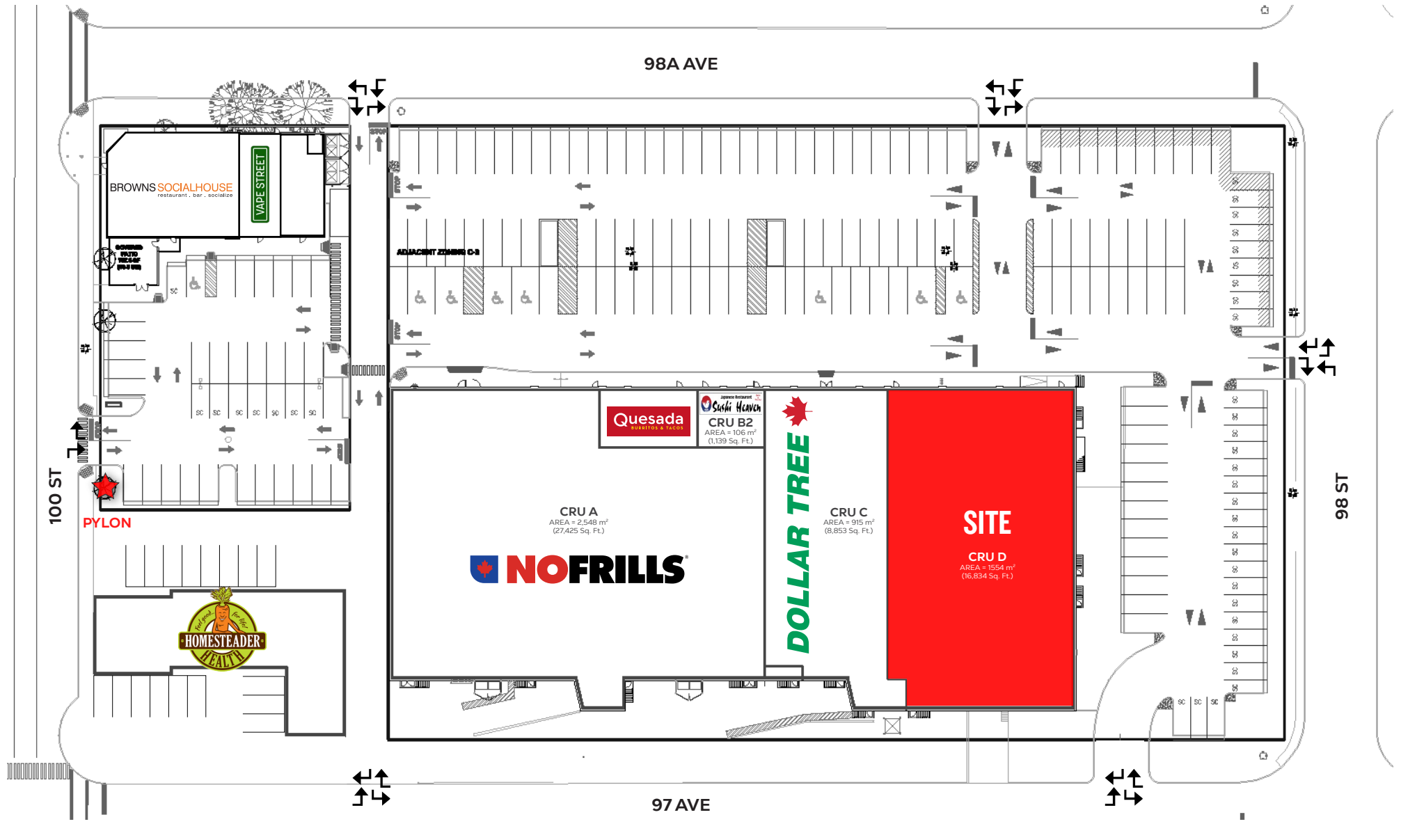
AERIAL



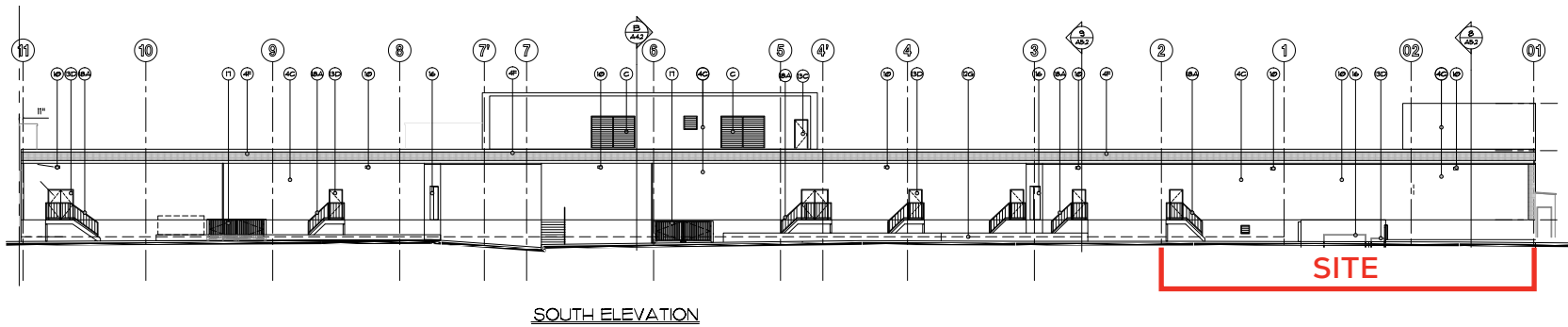
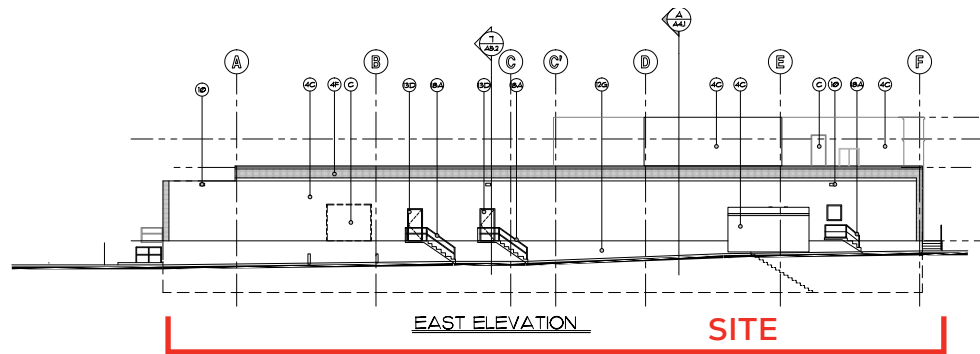
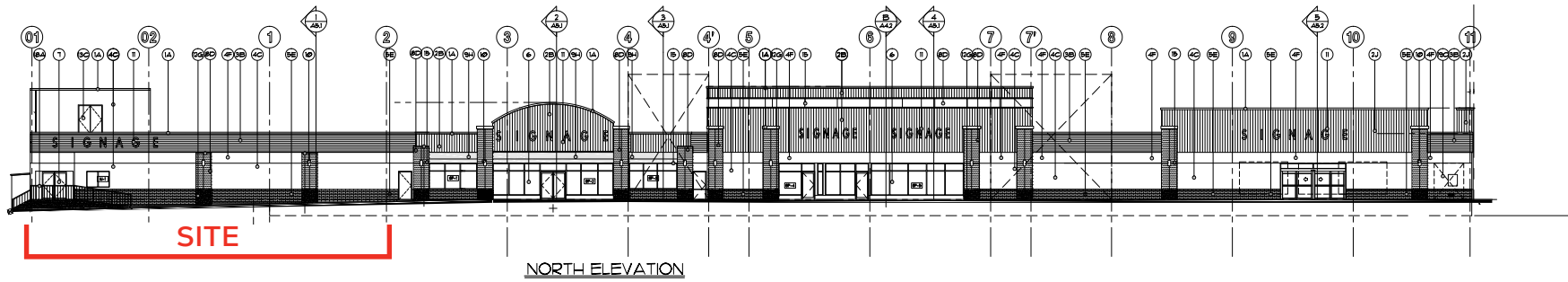
ZOOMED-IN AERIAL



SITE PLAN



ELEVATION PLAN



PYLON

NORTH VIEW



SOUTH VIEW



EXTERIOR PHOTOS



INTERIOR PHOTOS

