

# SPRUCELAND SHOPPING CENTRE

Prince George, BC

**LOCATION:**

687 West Central Street, Prince George, BC

**MAJOR INTERSECTION:**

Highway 97 & 5th Avenue (with access off Central Street)

**TYPE:**

Open Community Centre

**TOTAL GLA:**

141,489 square feet

**MAJOR TENANTS:**

Save-On Foods	54,565 square feet
Shoppers Drug Mart	18,022 square feet
Mark's	13,999 square feet
Dollarama	9,432 square feet

**ANCILLARY:**

45,461 square feet (17 stores and services)

**DEMOGRAPHICS (2022 PROJECTIONS):**

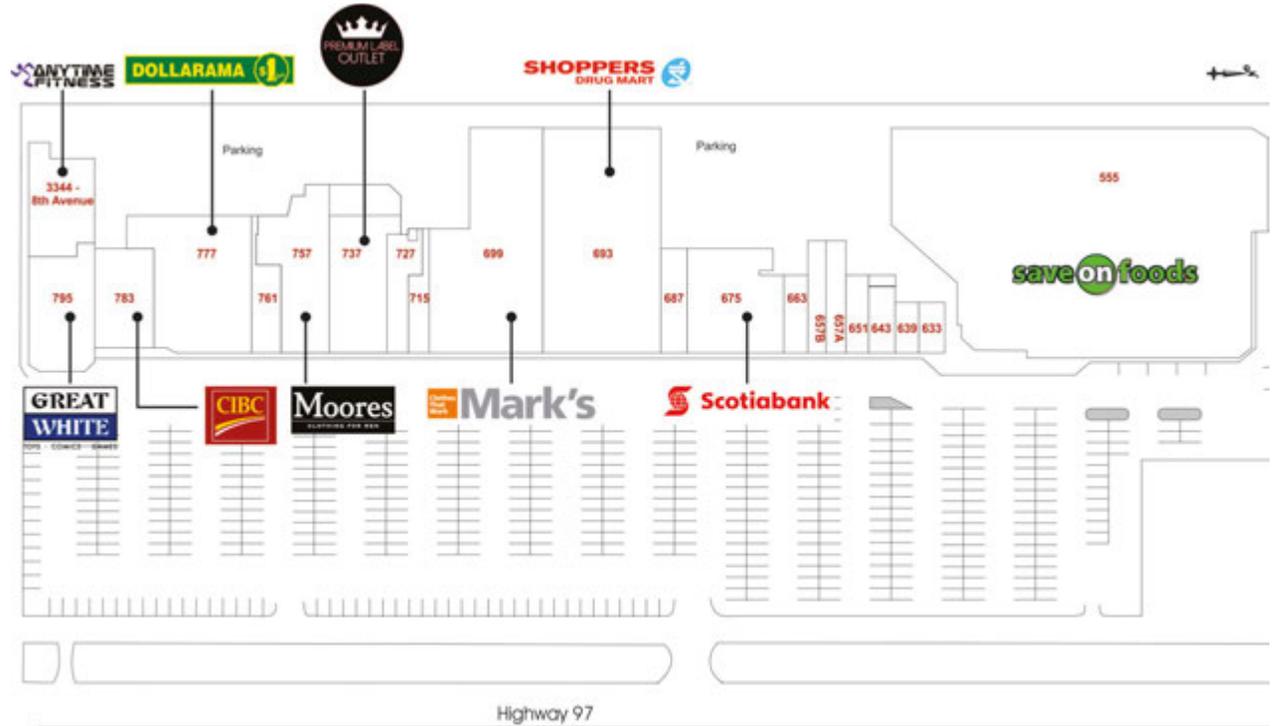
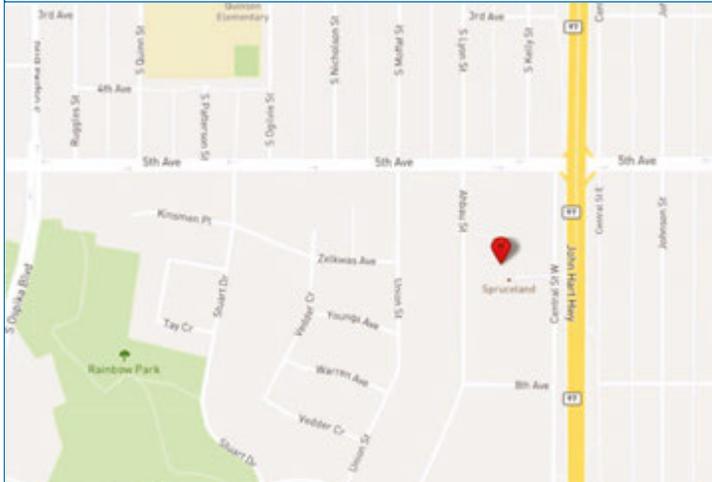
	1 km	5 km	15 km
Total Population	7,213	48,049	82,986
Total Households	3,265	20,760	34,007
Average Household Income	\$84,186	\$98,650	\$114,054



**MARKET SUMMARY:**

Spruceland Shopping Centre is situated at the southwest intersection of Highway 97 and 5th Avenue. An unenclosed centre occupying a full city block, Spruceland Shopping Centre’s layout optimizes exposure to Highway #97, which is the primary north/south thoroughfare in Prince George. Fifth Avenue, at the north end of the property, is a major east-west arterial route between the residential neighbourhoods west of the centre and downtown Prince George.

Prince George is the centre of major commercial and industrial activity for all of northern and central BC. Because of its central location, Prince George also acts as the region’s transportation hub for road, rail and air routes. As such, Prince George enjoys regular consumer traffic from a tertiary trade area numbering 250,000 people.



UNIT	TENANT	SQ FT
555	Save On Foods	54,565
633	Chopped Leaf	828
639	First Choice Haircutters	808
643	Starbucks Coffee	1,011
651	Rocky Mountain Chocolate Factory	1,208
657A	Little Caesar's Pizza	1,384
657B	Sally Beauty	1,384
663	Quizno's Subs	1,208
675	Scotiabank	6,203
687	Nauroth Insurance	1,566
693	Shoppers Drug Mart	18,022
699	Mark's	13,999
715	Visions One Hour Optical	1,057
727	SpruceLand Dental	2,169
737	Premium Label Outlet	6,178
757	Moores Clothing for Men	5,124
761	Nechako Medical Clinic	1,948
777	Dollarama	9,432
783	CIBC	3,785
795	Great White Toys Comics Games	5,384
3344 - 8th Avenue	Anytime Fitness	4,165

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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