



**SPRUCELAND
SHOPPING CENTRE**
PRINCE GEORGE, BC



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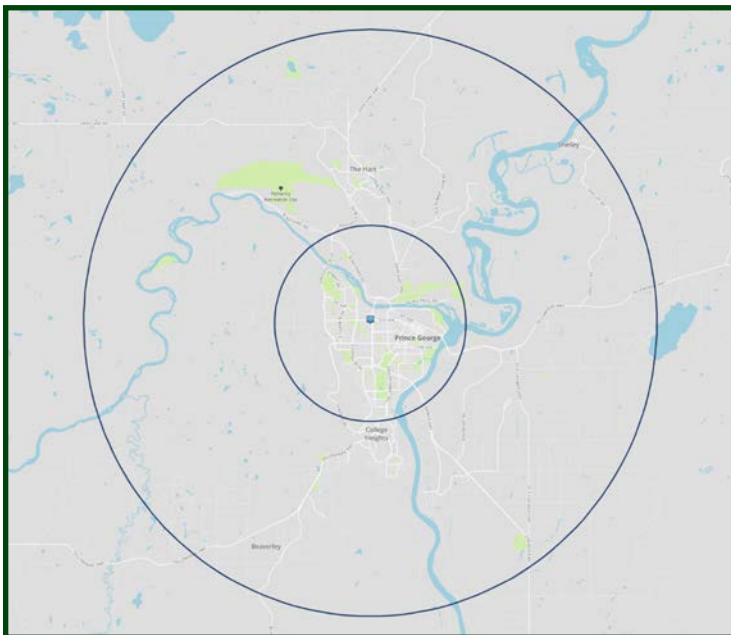
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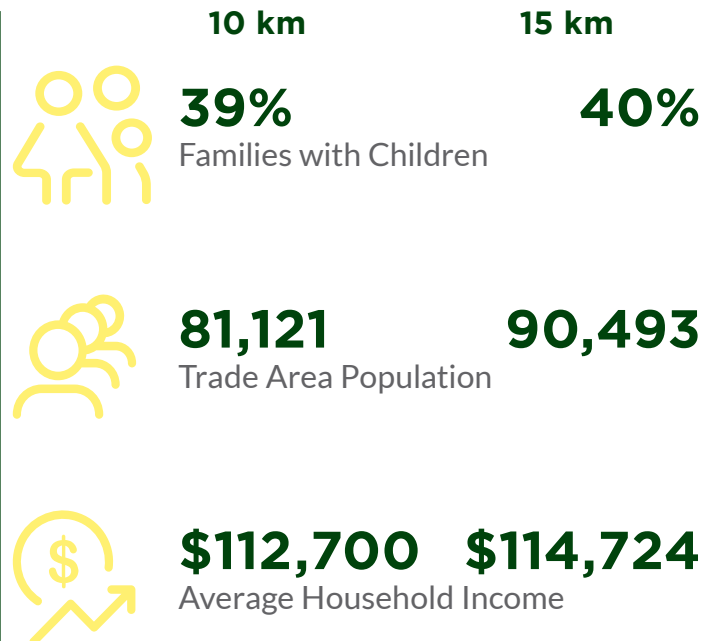
Spruceland Shopping Centre is situated at the southwest intersection of Highway 97 and 5th Avenue. An unenclosed centre occupying a full city block, Spruceland Shopping Centre’s layout optimizes exposure to Highway #97, which is the primary north/south thoroughfare in Prince George. Fifth Avenue, at 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.

TRADE AREA MAP



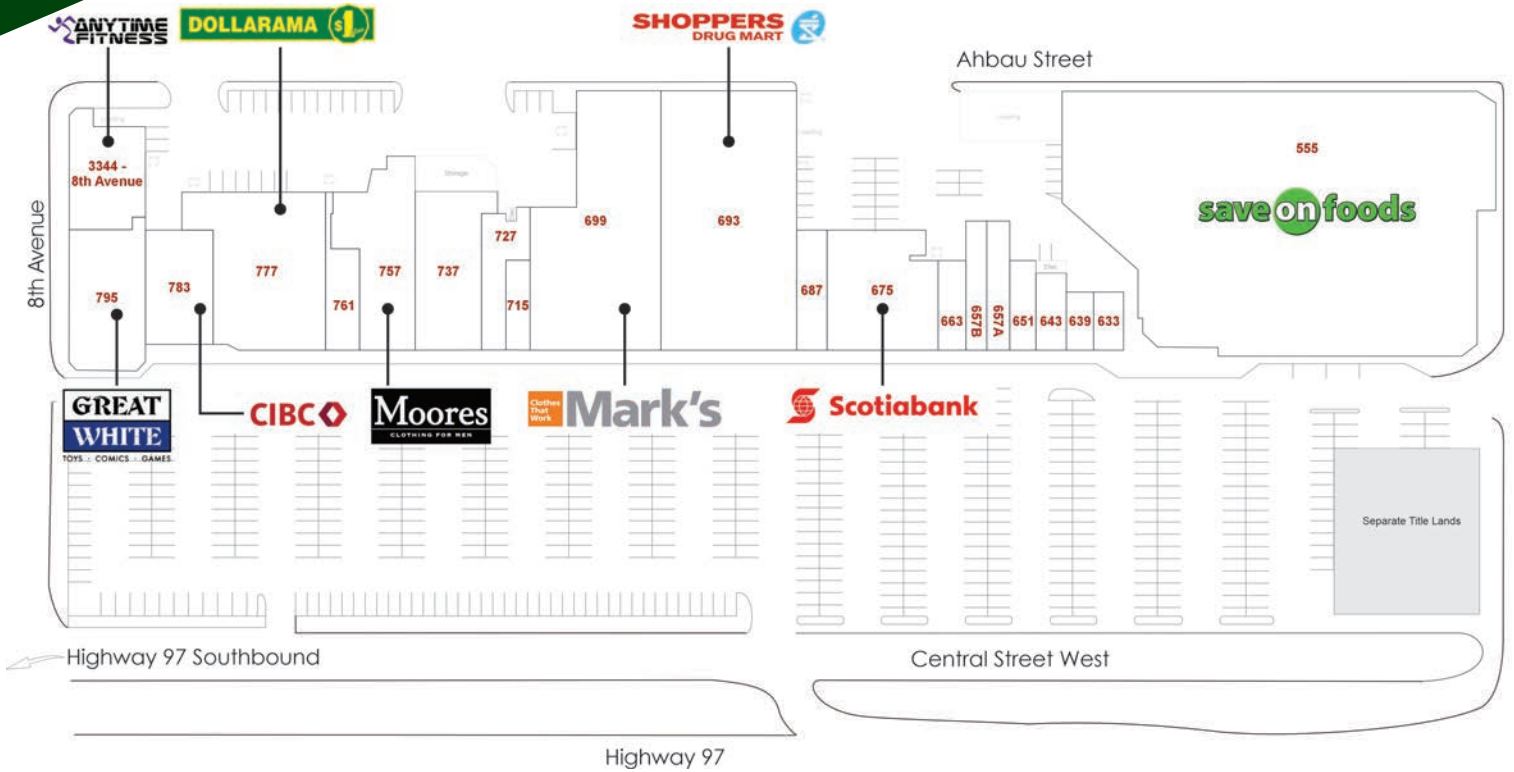
DEMOGRAPHICS



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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SITE PLAN



TENANT DIRECTORY

UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
555	Save On Foods	54,565	727	SpruceLand Dental	2,169
633	Chopped Leaf	828	737	BC Cannabis	6,178
639	First Choice Haircutters	808	757	Moore's Clothing for Men	5,124
643	Edo Japan (Coming Winter 2023)	1,011	761	Northern Health Authority	1,948
651	Rocky Mountain Chocolate Factory	1,208	777	Dollarama	9,432
657A	Little Caesar's Pizza	1,384	783	CIBC	3,785
657B	Sally Beauty	1,384	795	Great White Toys Comics Games	5,384
663	Quizno's Classic Subs	1,208			
675	Scotiabank	6,203	3344 -8th Avenue		
687	Westland Insurance	1,566		Anytime Fitness	4,165
693	Shoppers Drug Mart	18,022			
699	Mark's	13,999			
715	Visions One Hour Optical	1,057			

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KEY FACTS

GLA

141,489 sf

ADDRESS

555 - 795 West Central Street
Prince George, BC, V2M 3C6

MAJOR INTERSECTION

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

NUMBER OF STORES

21 stores and services

For further information please contact:

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