



# FORT ST. JOHN CROSSING

11203 – 11127 Alaska Rd South  
Fort St. John, BC, V1J 0P2

PROPERTY LEASING BROCHURE

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# PROJECT SUMMARY



VIDEO

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 32,294 residents in the immediate trade area. Fort St. John supports an extended trading area of more than 69,000 people. Fort St. John Crossing is ideally located on the intersection of 112th Street and Alaska Highway boasting vehicle traffic count of 17,703 VPD and excellent visibility with over 425 feet of highway frontage.

- Average household income for the extended trade area is \$138,442.
- Median age of 36.2 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.
- Home of the Site C Dam Clean Energy Project - currently employing approximately 5,000 workers (June 2021).
- Government approved LNG Export Facility and Coastal GasLink Pipeline Project to provide employment and economic benefits to Fort St. John.



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## DETAILS

- ✦ Available Size: 1,200 SF
- ✦ Traffic Count: Alaska Hwy: 17,703 VPD
- ✦ Parking: Approximately 76 Paved Surface Level Parking Stalls
- ✦ Contact Listing Agent for Rates
- ✦ Frontage: 425 ft of Highway Frontage
- ✦ Addresses:

- ✦ CRU B1: 11203 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU B2 - Unit 101: 11127 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU B2 - Unit 103: 11127 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU B2 - Unit 105: 11127 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU C1 - Unit 104: 11205 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU C1 - Unit 103: 11205 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU C1 - Unit 102: 11205 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU C1 - Unit 101: 11205 Alaska Road South, Fort St John, V1J 0P2
- ✦ CRU C2: 11129 Alaska Road South, Fort St John, V1J 0P2

## AREA TENANTS



## DEMOGRAPHICS

	1 KM	5 KM	PRIMARY TA	EXTENDED TA
2024 Population	2,166	25,401	32,294	68,514
2029 Population	2,219	25,592	32,286	67,488
2024 Daytime Population	3,882	26,095	32,701	67,723
2024 Average HH Income	\$133,697	\$144,060	\$149,100	\$138,442

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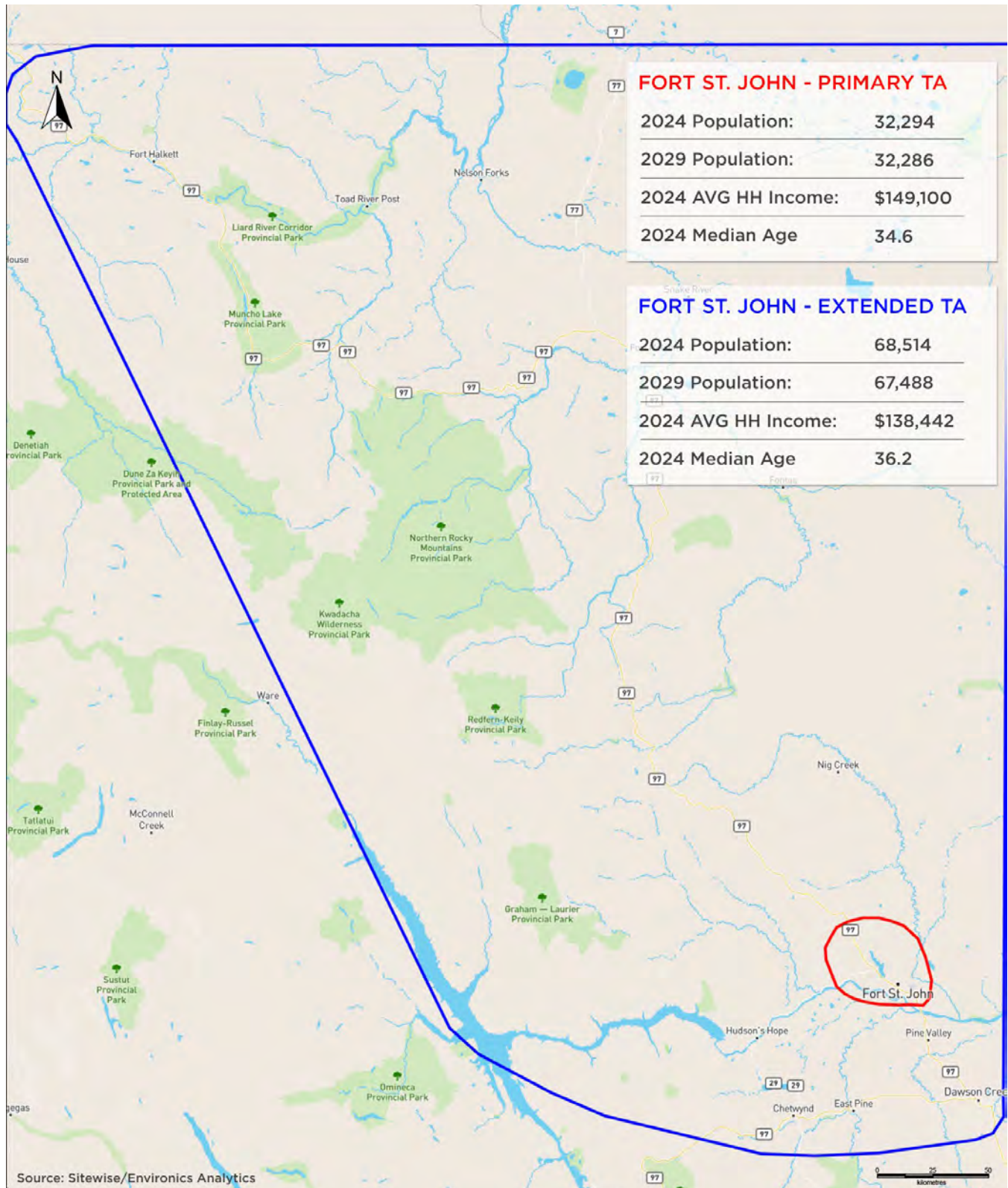
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# TRADE AREA MAP





## AERIAL





# ZOOMED-IN AERIAL





**112TH STREET**

**C-102**

**VIDEO: C-102 WALK THRU**

**LEASED**

**Canco**

**CRU A [GAS]**  
2,421 SF

**LEASED**

**Popeyes**  
LOUISIANA KITCHEN

**CRU B1**  
2,350 SF

**LEASED**

**Triple O's**

**CRU B2-101**  
1,881 SF

**LEASED**

**SUBWAY**

**CRU B2-103**  
965 SF

**LEASED**

**MUCHO BURRITO**

**CRU B2-105**  
1,290 SF

**LEASED**

**Canco Wash**

**CRU C2** - 1,768 SF

**LEASED**

**REBEL**

**CRU C1-104**  
1,065 SF

**LEASED**

**ez-vape**

**CRU C1-103**  
1,200 SF

**CRU C1-102**  
1,200 SF

**LEASED**

**Pizzeria Garden**

**CRU C1-101**  
1,200 SF

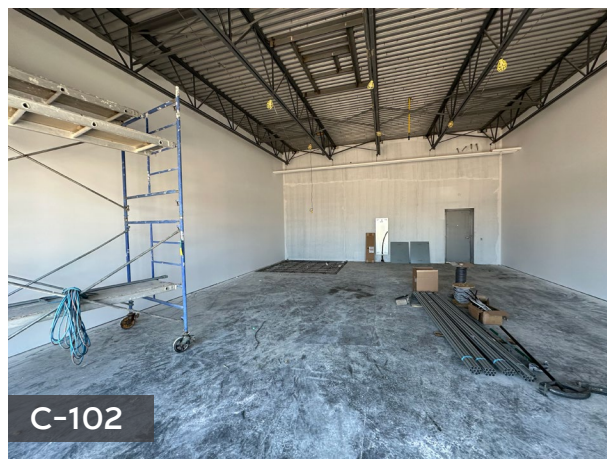
**PATIO**  
103 SF

**SETBACK**

**PROPERTY LINE**

**1 SITE PLAN**  
1 : 200

**OCP-M-1**





## PHOTOS





# PHOTOS - EXTERIOR





## PHOTOS - EXTERIOR





## PHOTOS -INTERIOR

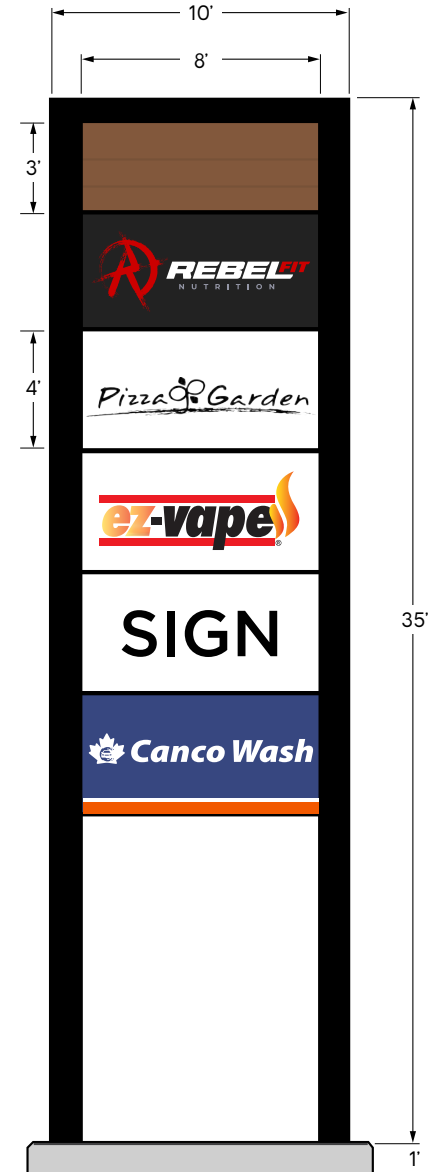




# PYLONS



PHASE I PYLON



PHASE II PYLON