



TRI-CITY MALL

6603, 6503, 6403 51st Avenue
Cold Lake, AB

PROPERTY LEASING BROCHURE

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PROJECT SUMMARY

The Tri-City Mall is located in Cold Lake, Alberta, approximately 240 km northeast of the City of Edmonton and 132 km north of Lloydminster. Strategically placed, Tri-City Mall is located along Highway #28, between North and South Cold Lake to service the entire residential populace.

- New pad (Building 6), with opportunities from 2,500 - 5,500 SF.
- Cold Lake is an important oil industry centre of operations, has one of the largest Armed Forces bases in Canada, and is a tourism centre with Western Canada's largest inland marina.
- Recent tenants that have opened at Tri-City Mall include: Winners, Sport Chek, Dollar Tree, Warehouse One, Ardene & Fire & Flower.

HIGHLIGHTED NEWS



Cold Lake is about to boom
Global News - May 26, 2023



Imperial Oil hoping Cold Lake carbon capture project will be running before 2030
CBC - Apr 28, 2023



DETAILS

+ 450 - 11,058 SF (Mall) 503 SF (Building 2) 2,500 - 5,500 SF (New Pad - Building 6)	+ CAM: \$12.95 PSF & TAX:\$2.50 PSF est. (Interior Mall) CAM: \$5.25 PSF & TAX: \$5.00 PSF est. (Exterior Mall)
+ New 7,780 SF Pad with Drive-Thru (Building 5) - 100% LEASED	+ Includes 15% Mgt. Admin Fee
+ <u>Hwy 28</u> : 4,940 VPD	+ Contact Listing Agents for Rates

AREA TENANTS



DEMOGRAPHICS

	TRADE AREA	5KM	10KM	50KM
2024 Population	81,828	16,860	18,370	38,068
2029 Population	82,380	16,980	18,526	38,229
2024 Average HH Income	\$106,180	\$118,267	\$120,479	\$115,671

CONTACT

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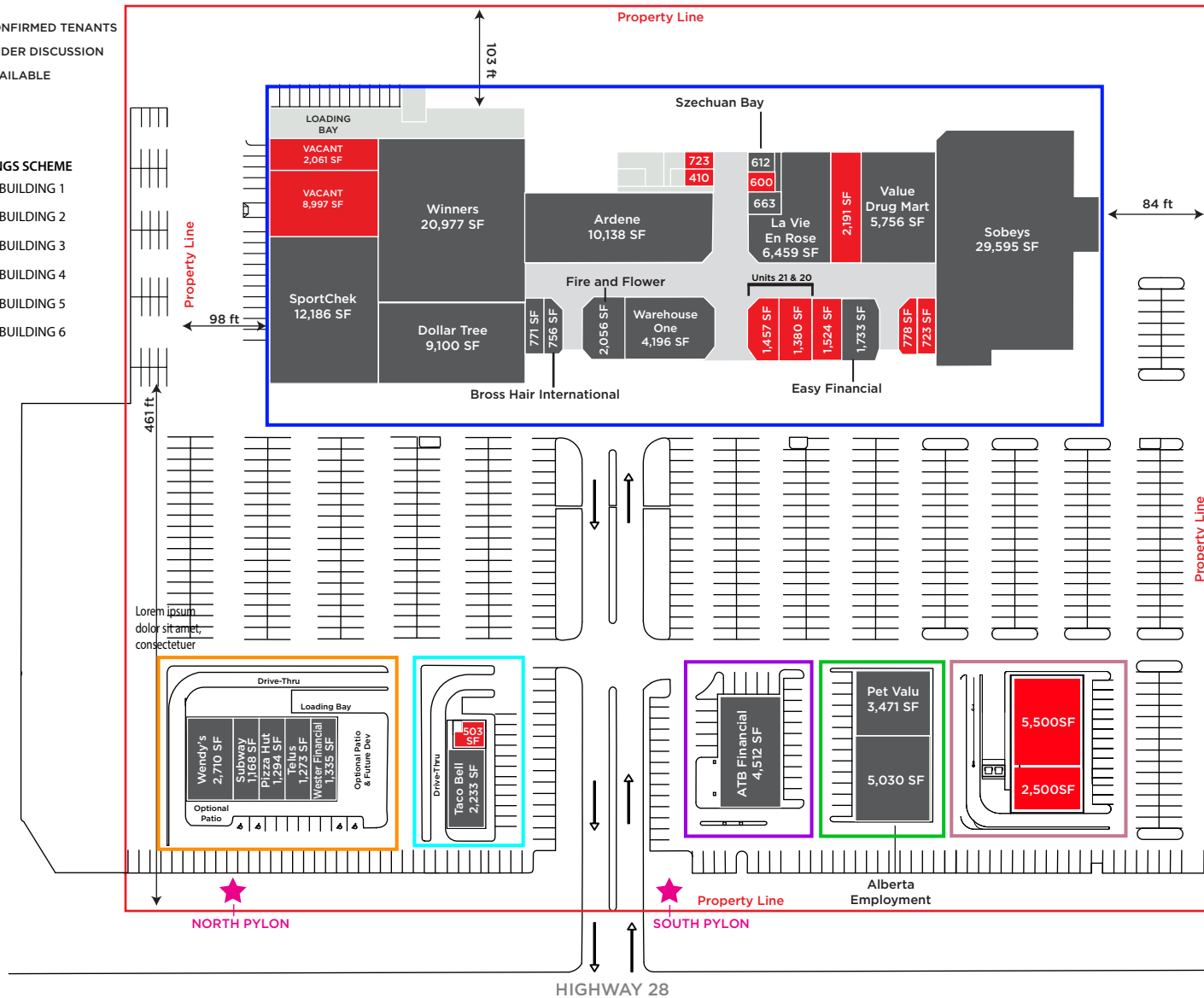
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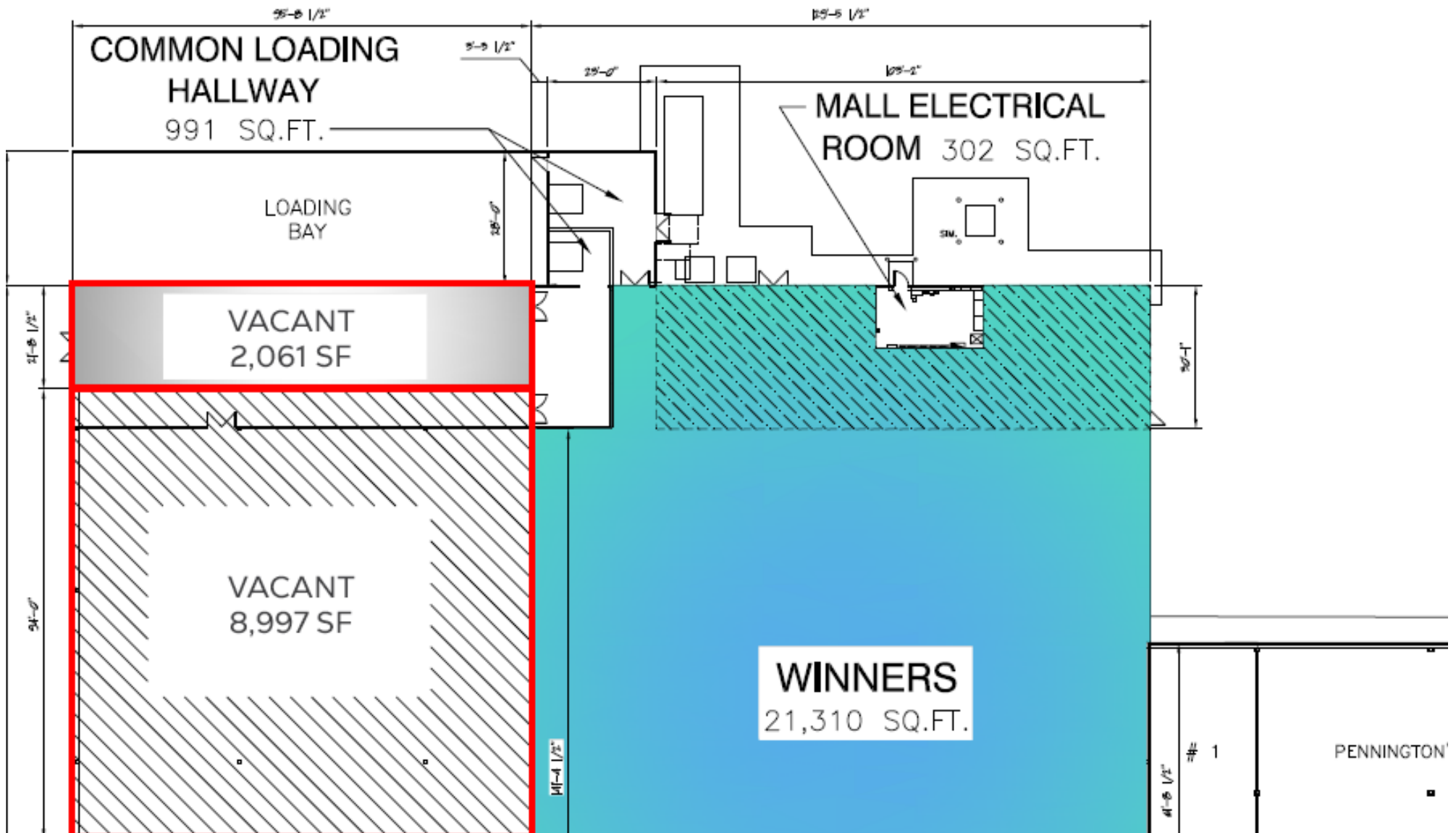
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 CONFIRMED TENANTS
 UNDER DISCUSSION
 AVAILABLE

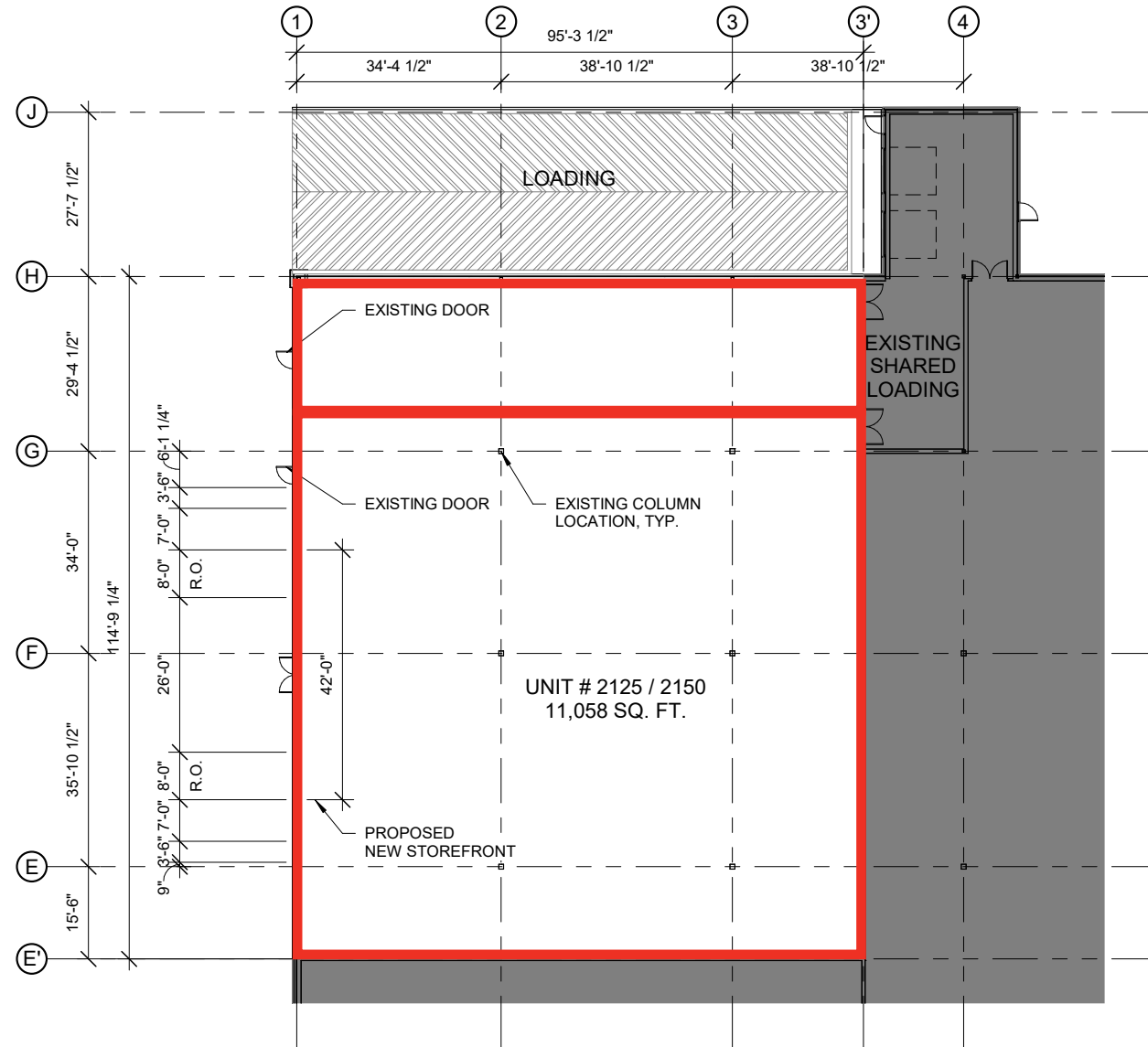
	BUILDING 1
	BUILDING 2
	BUILDING 3
	BUILDING 4
	BUILDING 5
	BUILDING 6



BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



NORTH

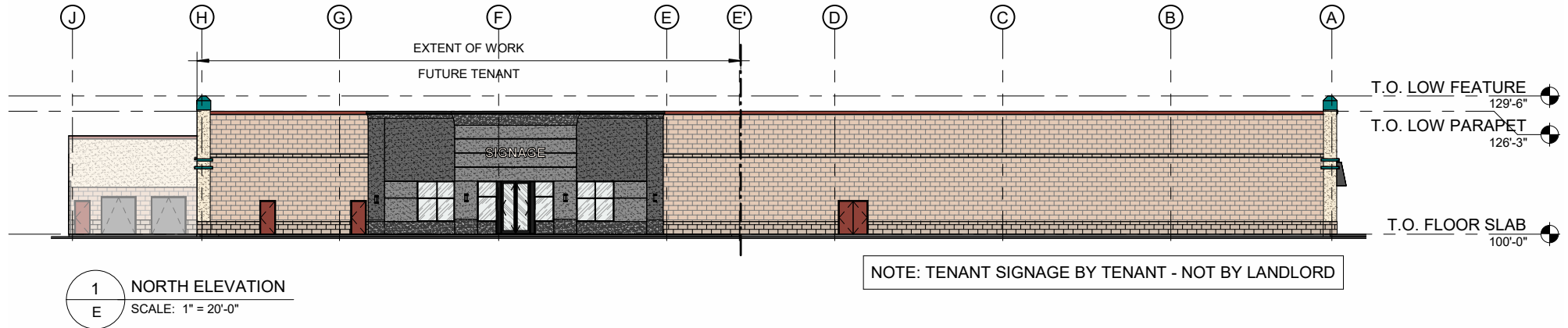


1
D ENLARGED MAIN FLOOR PLAN
SCALE: 1" = 20'-0"

D

2024/02/28

BUILDING 1 - ELEVATIONS

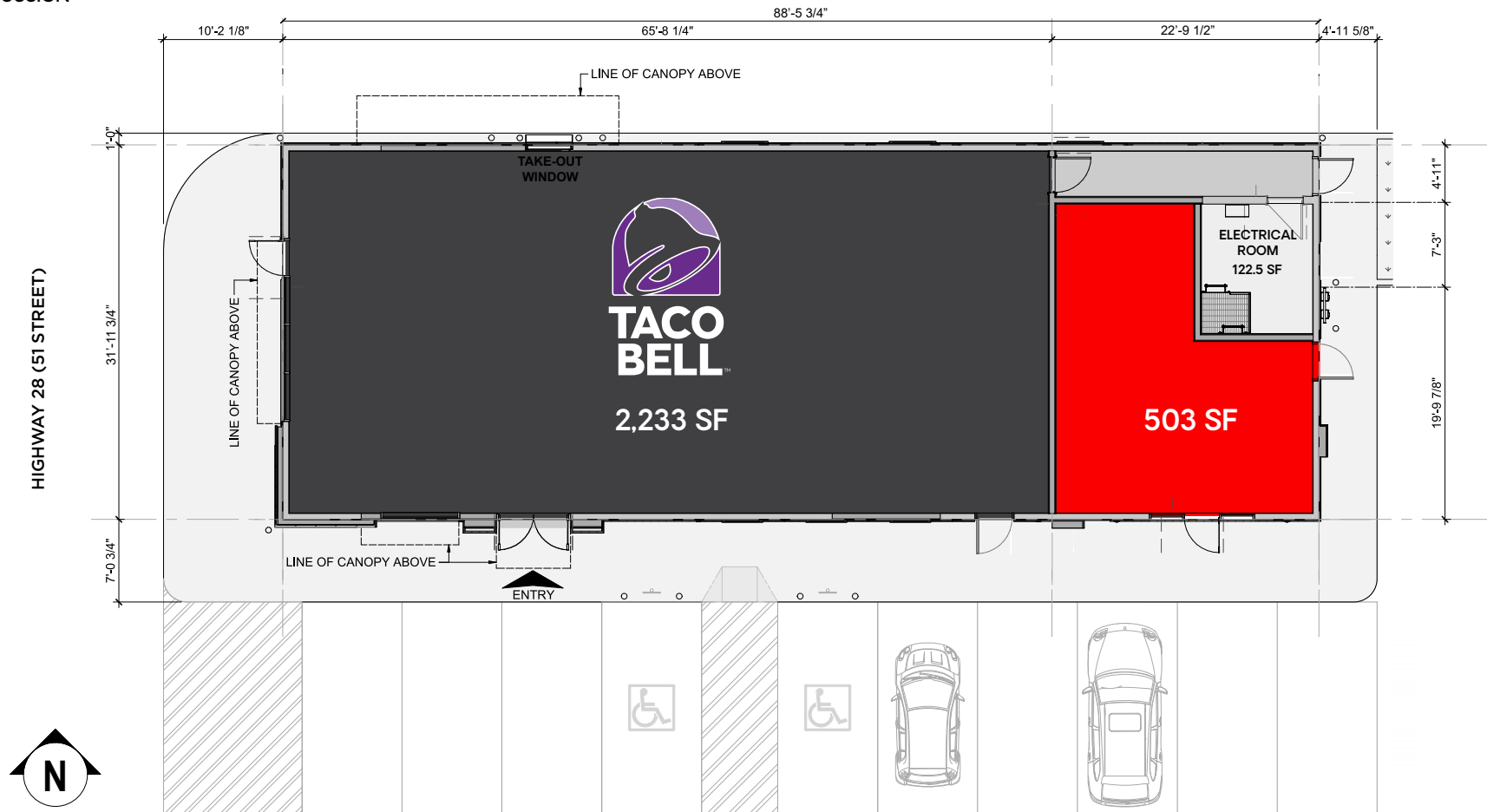


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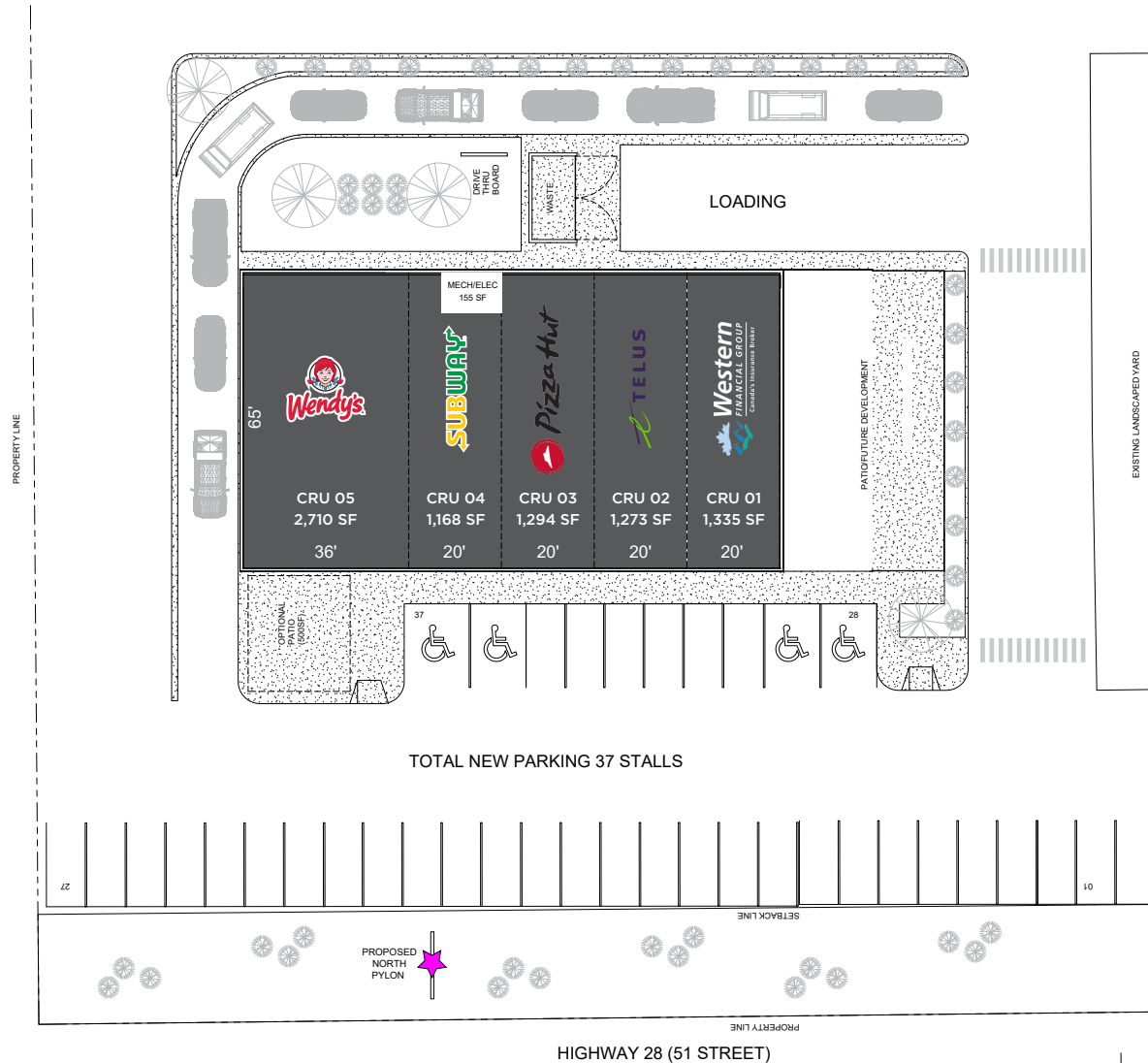
BUILDING 2

- CONFIRMED TENANT
 UNDER DISCUSSION
 AVAILABLE



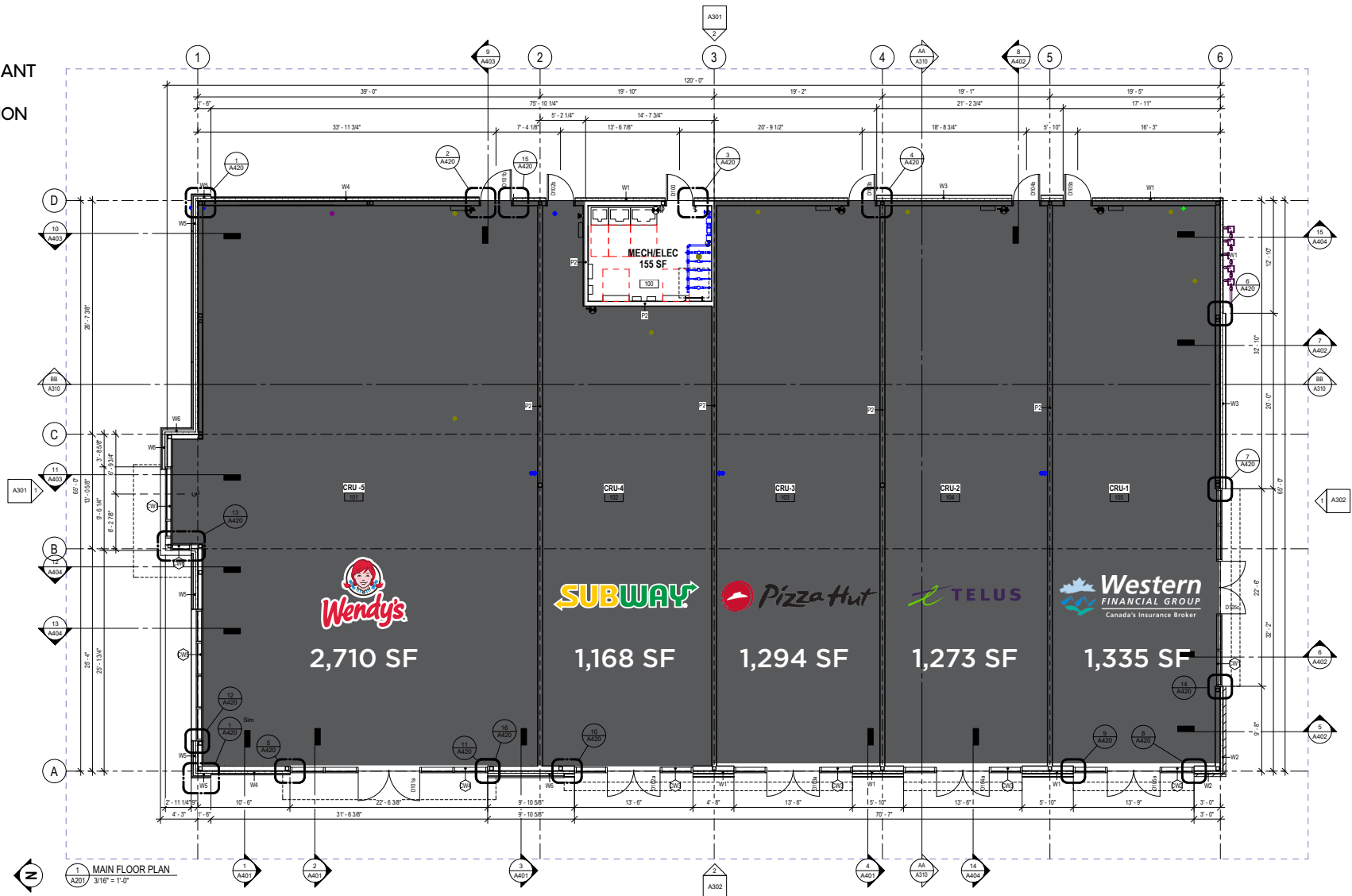
NEW PAD PLAN - BUILDING 5

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE

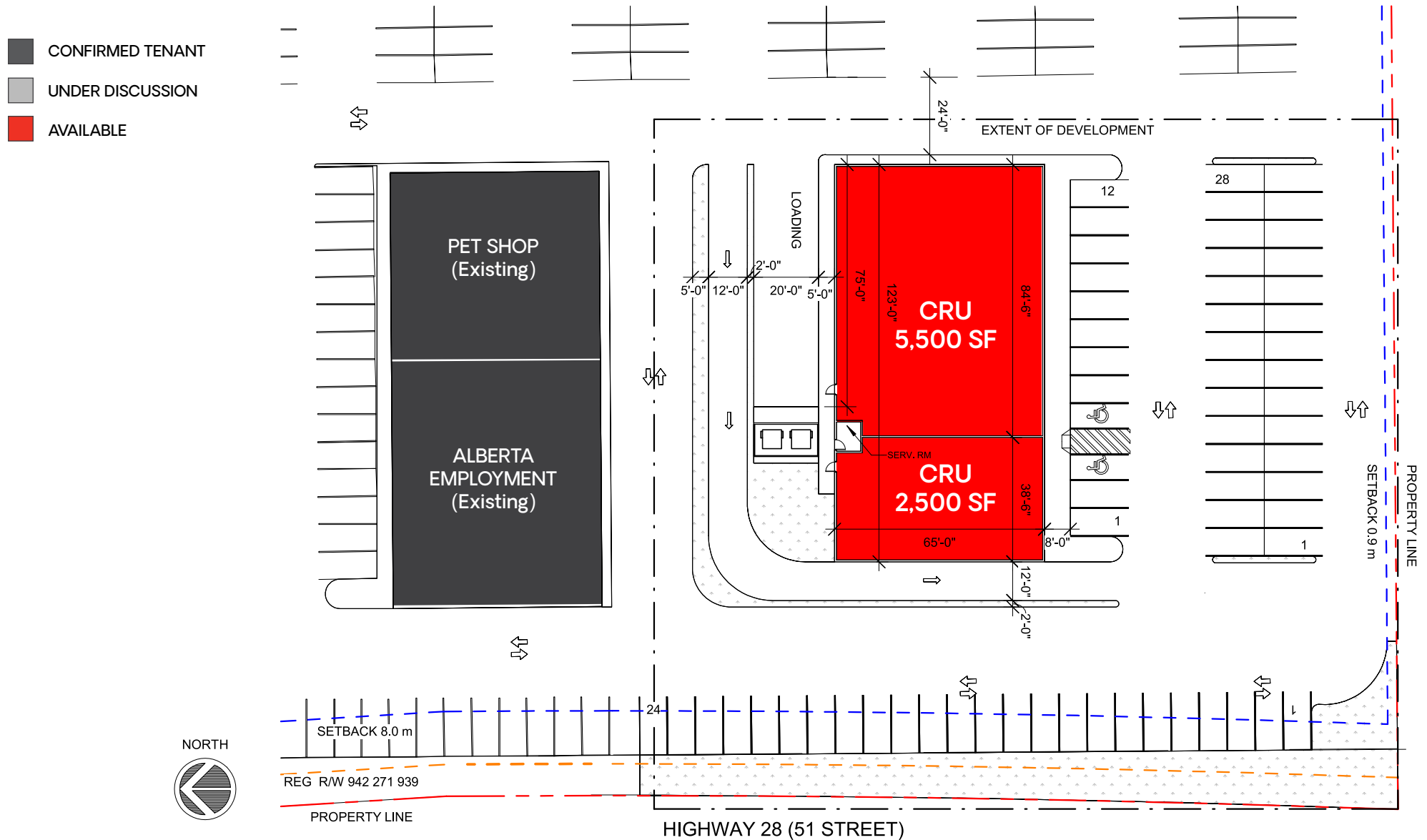


NEW PAD PLAN - BUILDING 5

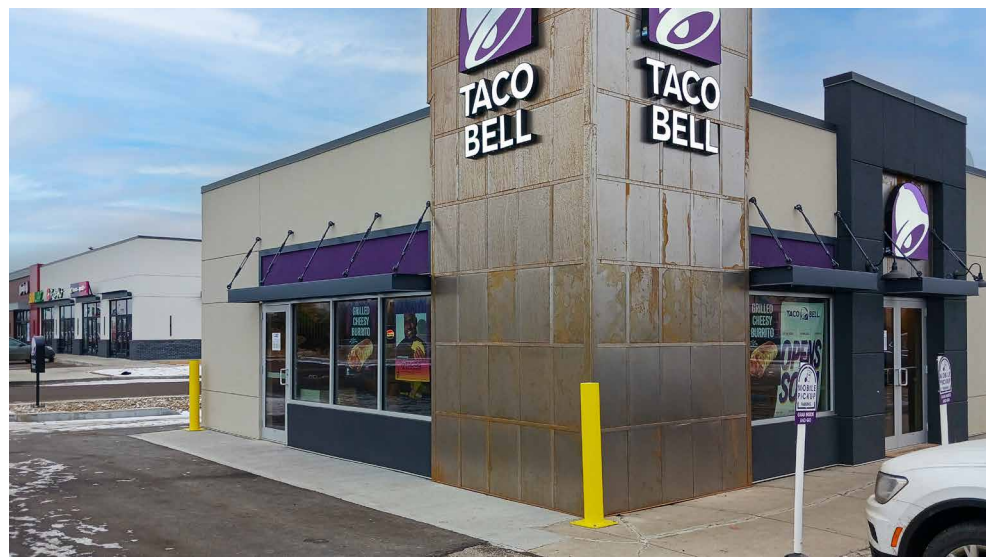
- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



NEW PAD PLAN - BUILDING 6



JOIN WENDY'S, SUBWAY, AND PIZZA HUT, & TACO BELL



NEW PAD - BUILDING 6



NEW PAD - BUILDING 6



TRI-CITY MALL

Cold Lake, AB



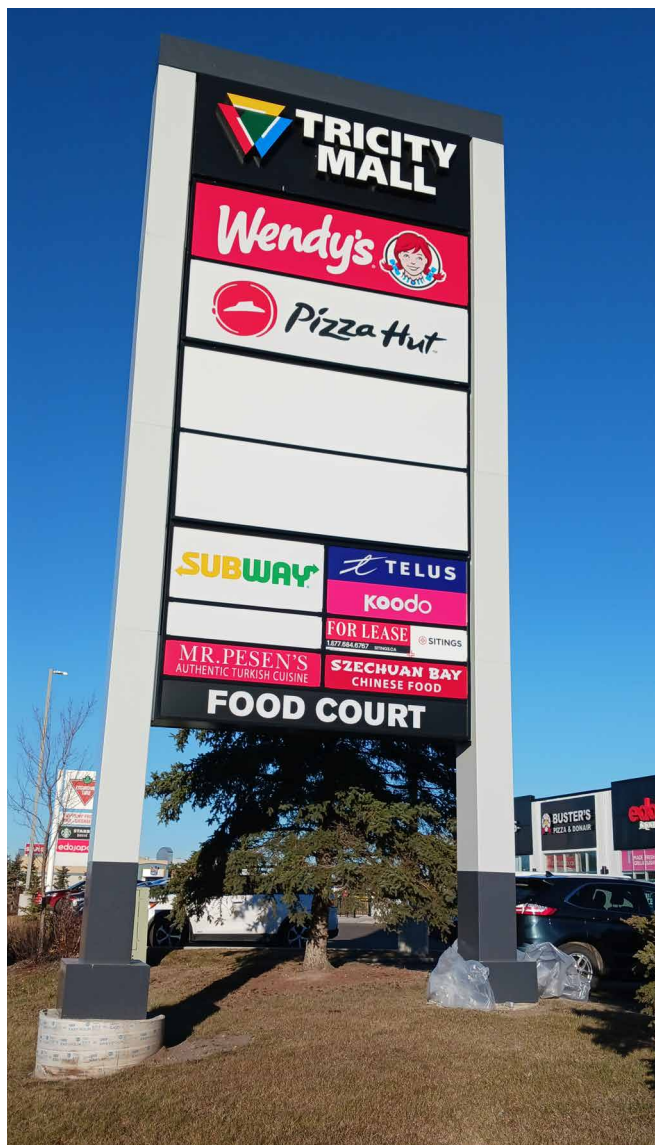
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PYLON SIGNAGE

NORTH PYLON



SOUTH PYLON



AERIAL

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DEMOGRAPHICS

