



# TRI-CITY MALL

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

PROPERTY LEASING BROCHURE



# 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

<ul style="list-style-type: none"> <li>450 - 11,058 SF (Mall) 503 (Building 2) 2,500 - 5,500 SF (New Pad - Building 6)</li> </ul>	<ul style="list-style-type: none"> <li>CAM: \$12.95 PSF &amp; TAX:\$2.50 PSF est. (Interior Mall) CAM: \$5.25 PSF &amp; TAX: \$5.00 PSF est. (Exterior Mall)</li> </ul>
<ul style="list-style-type: none"> <li>New 7,780 SF Pad with Drive-Thru (Building 5) - 100% LEASED</li> </ul>	<ul style="list-style-type: none"> <li>Includes 15% Mgt. Admin Fee</li> </ul>
<ul style="list-style-type: none"> <li>Hwy 28: 4,940 VPD</li> </ul>	<ul style="list-style-type: none"> <li>Contact Listing Agents for Rates</li> </ul>

# AREA TENANTS



# DEMOGRAPHICS

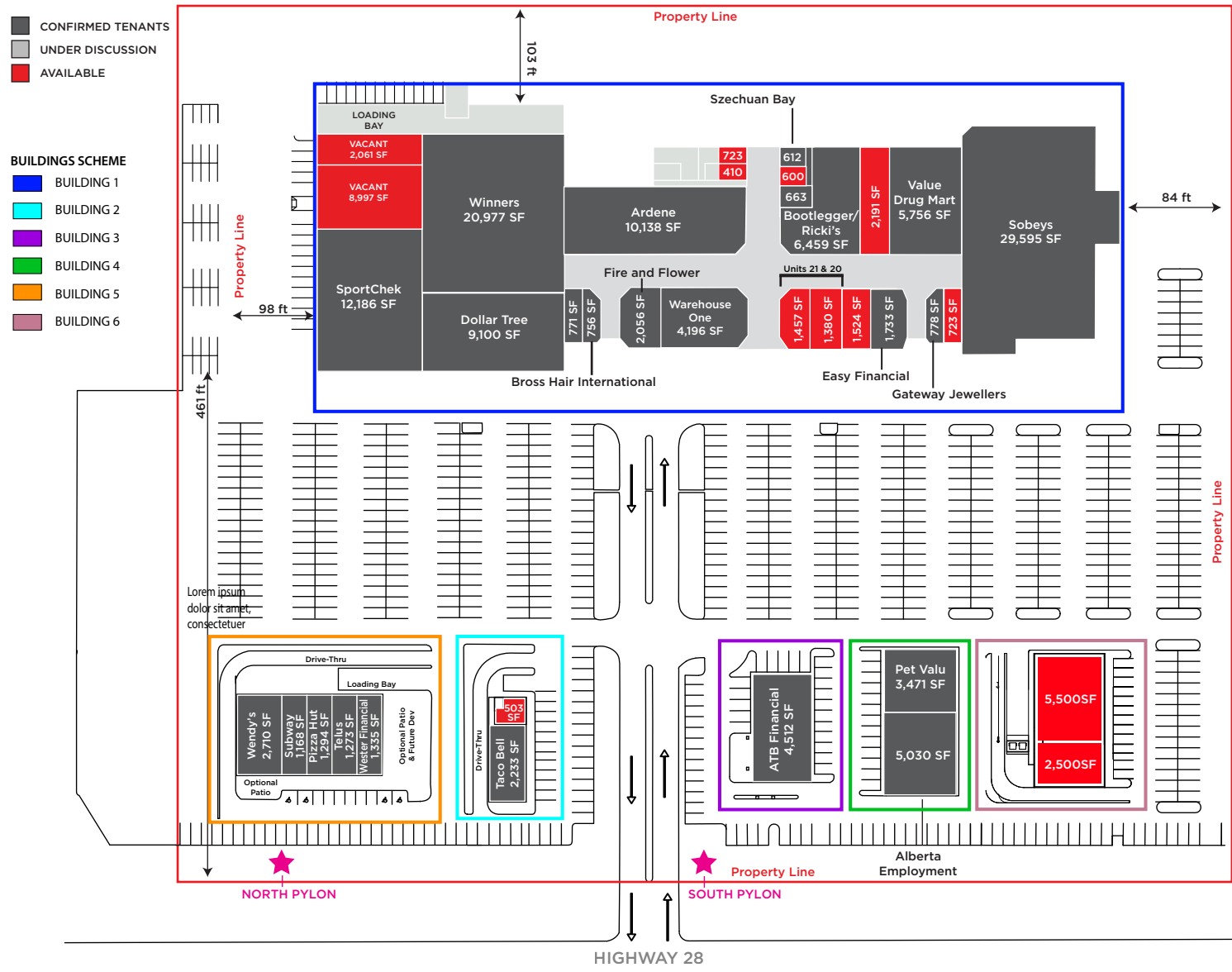
	TRADE AREA	5KM	10KM	50KM
2023 Population	80,047	16,286	17,869	37,673
2028 Population	81,307	17,157	19,064	39,292
2023 Average HH Income	\$112,945	\$125,020	\$127,722	\$123,923

**DAN CLARK**

Personal Real Estate Corporation  
Sittings Realty Ltd

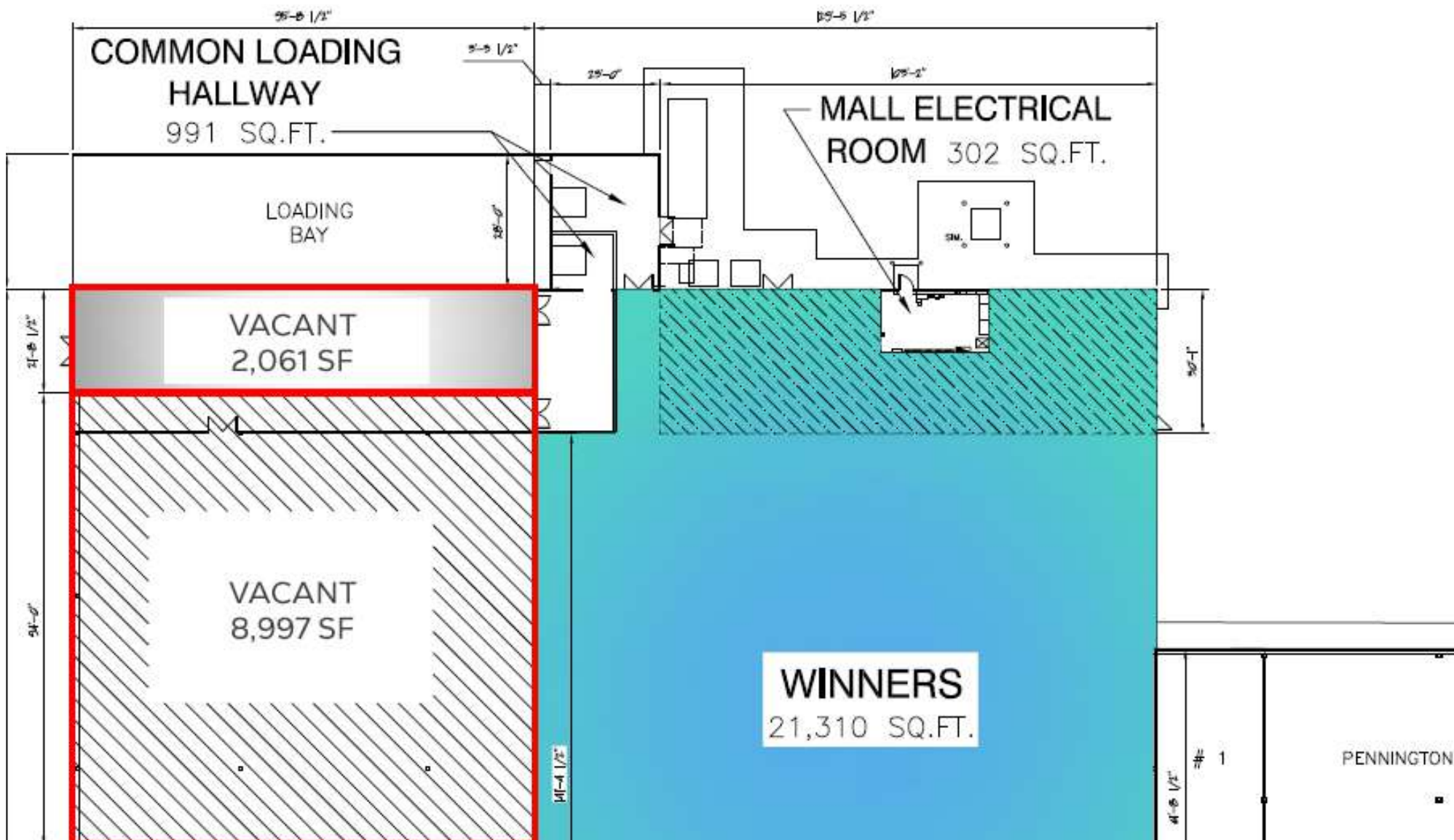
604.628.2577  
dan@sittings.ca

# SITE PLAN

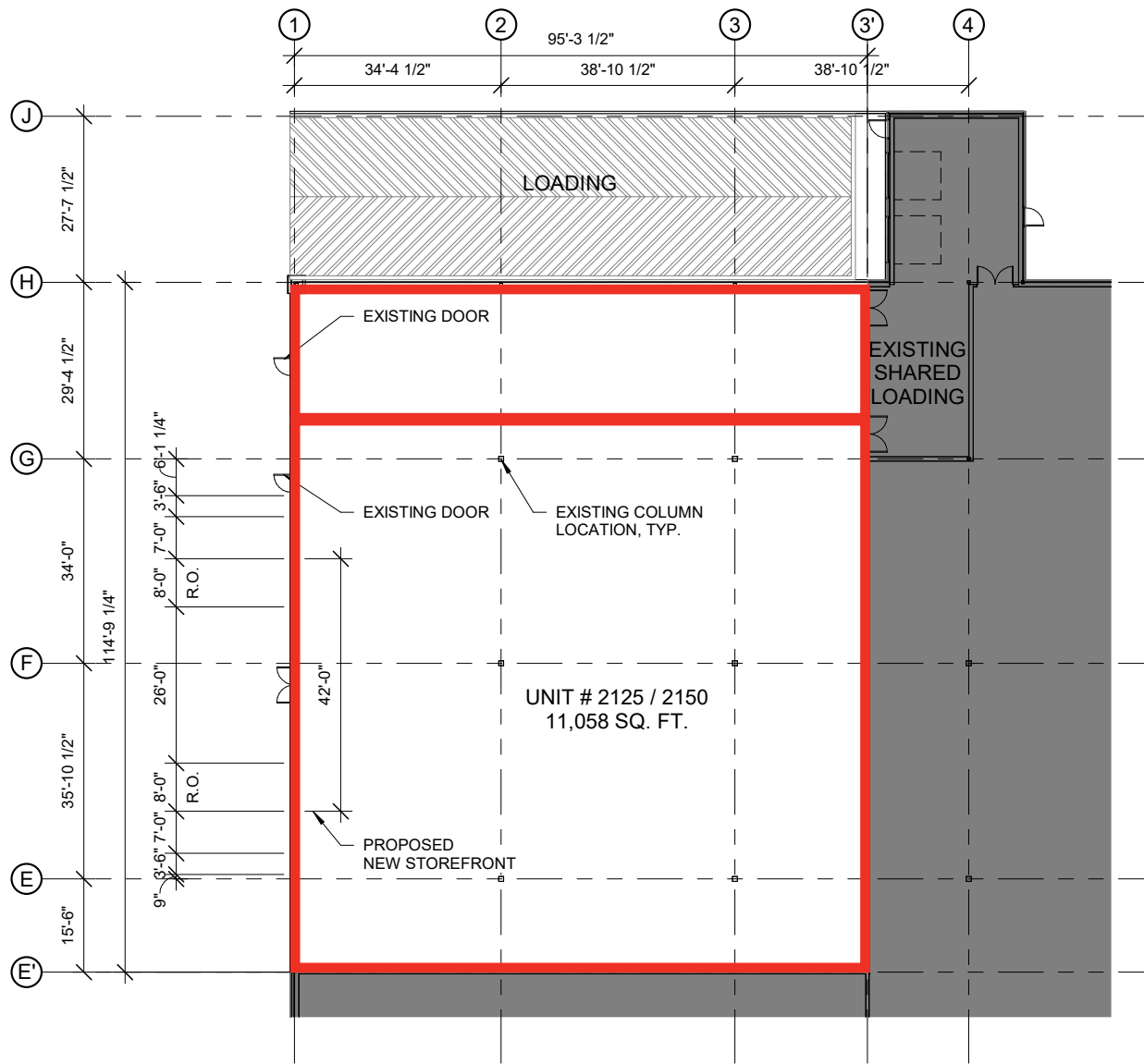


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# BUILDING 1 - UNITS 2125/2150 FLOOR PLAN



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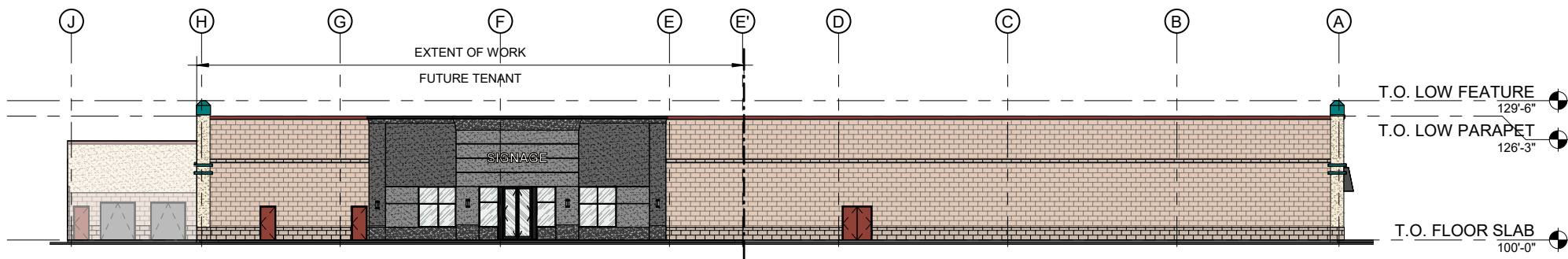


1 ENLARGED MAIN FLOOR PLAN  
D SCALE: 1" = 20'-0"



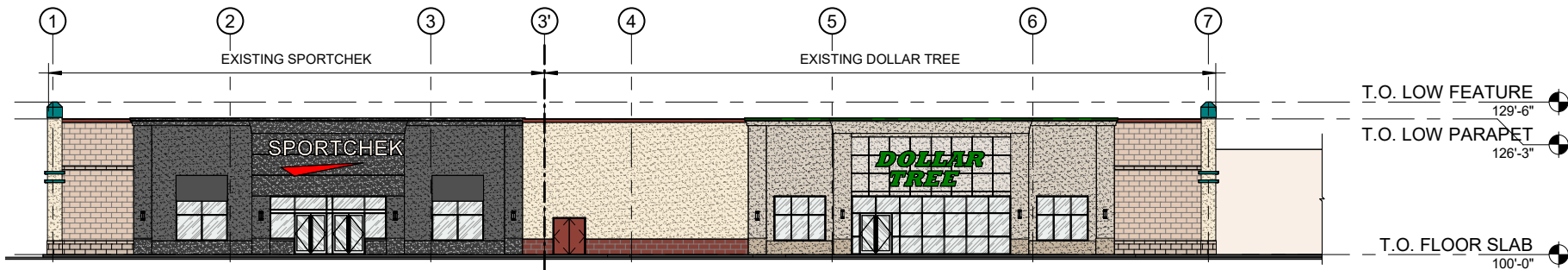
2024/02/28

# BUILDING 1 - ELEVATIONS



NOTE: TENANT SIGNAGE BY TENANT - NOT BY LANDLORD

1 NORTH ELEVATION  
E SCALE: 1" = 20'-0"



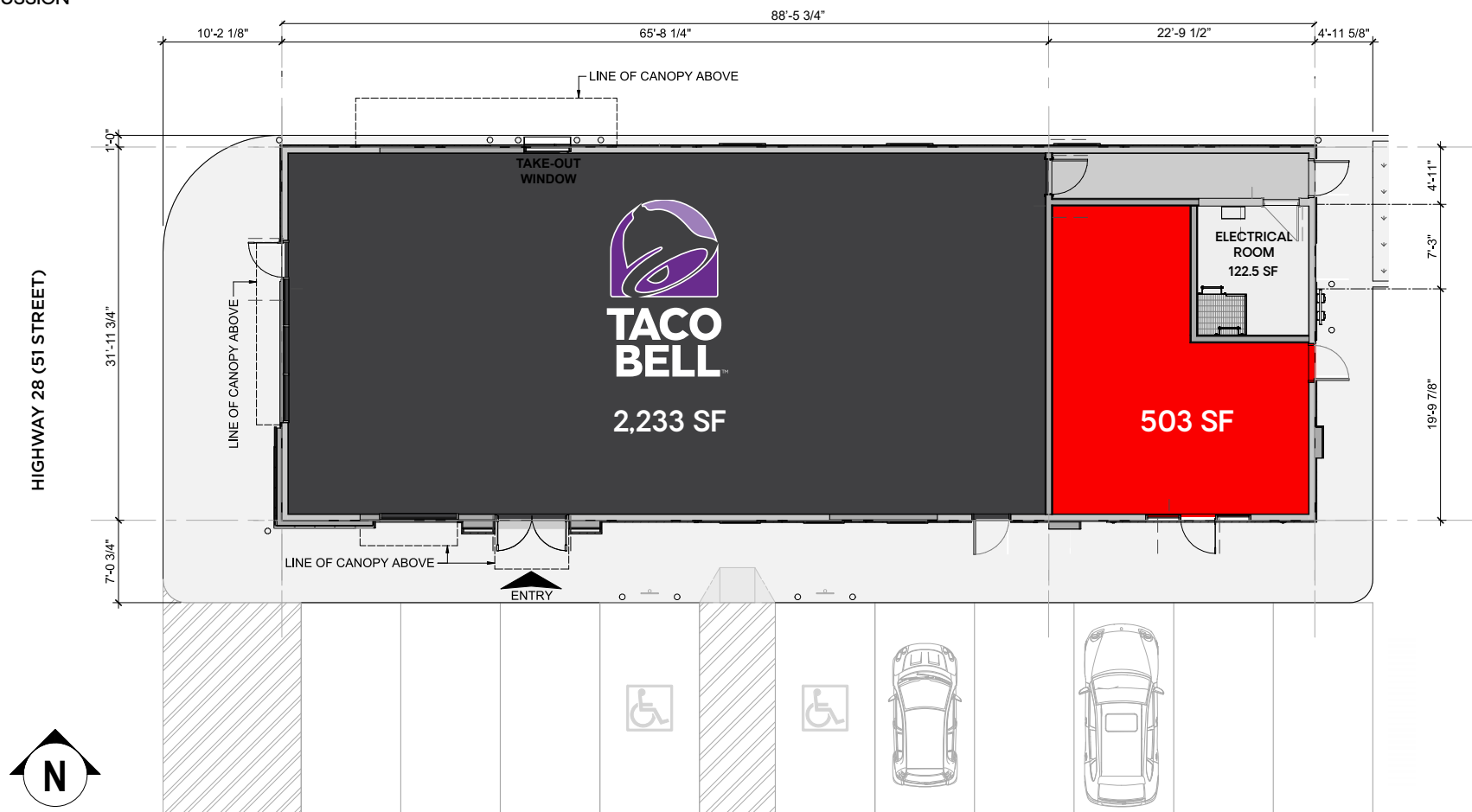
2 EXISTING WEST ELEVATION  
E SCALE: 1" = 20'-0"

E

2024/02/28

# BUILDING 2

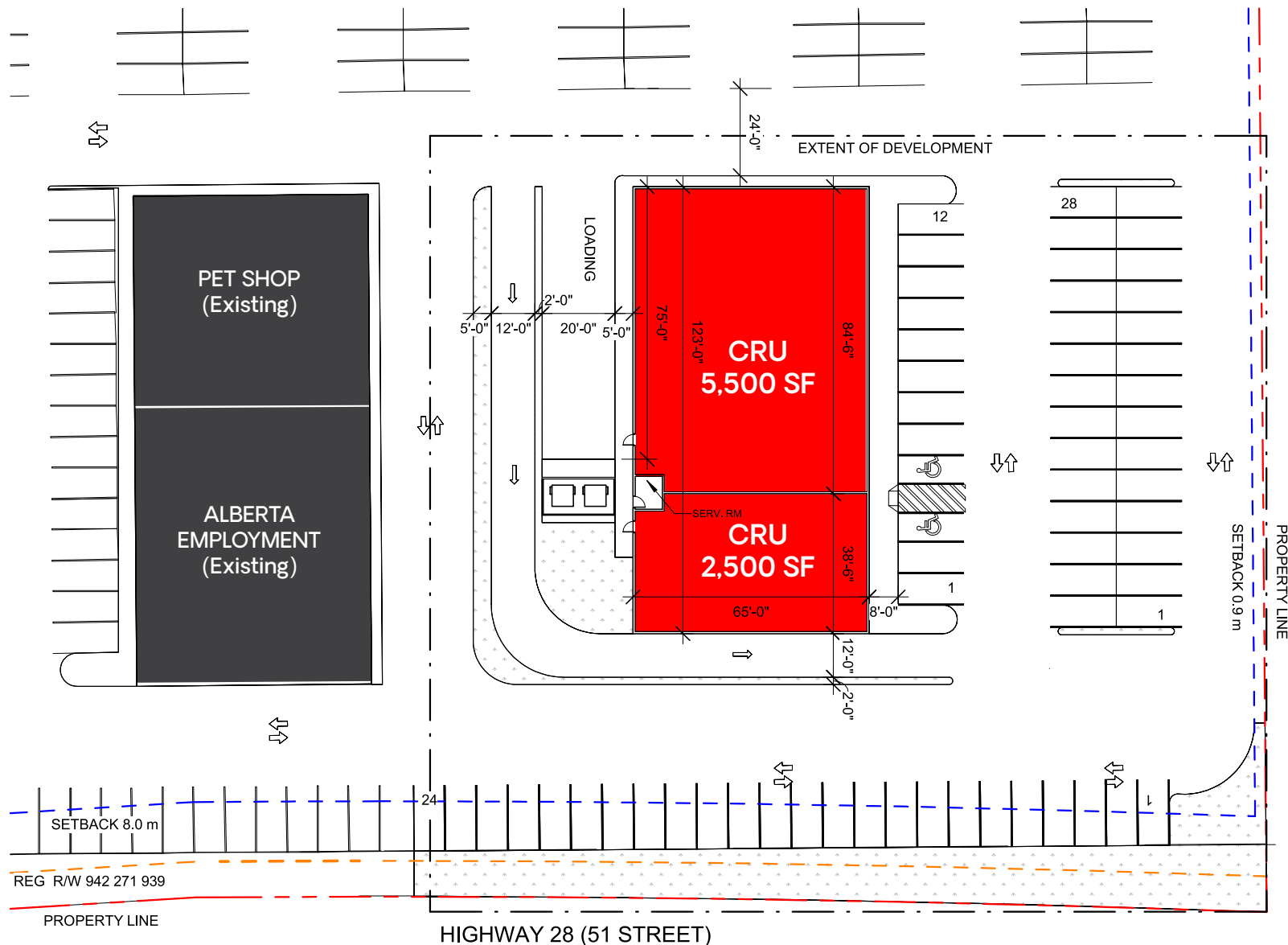
- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE





# NEW PAD PLAN - BUILDING 6

- CONFIRMED TENANT
- UNDER DISCUSSION
- AVAILABLE



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



# NEW PAD - BUILDING 6



# NEW PAD - BUILDING 6



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Cold Lake, AB



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SITINGS.CA  
604.684.6767

# PYLON SIGNAGE

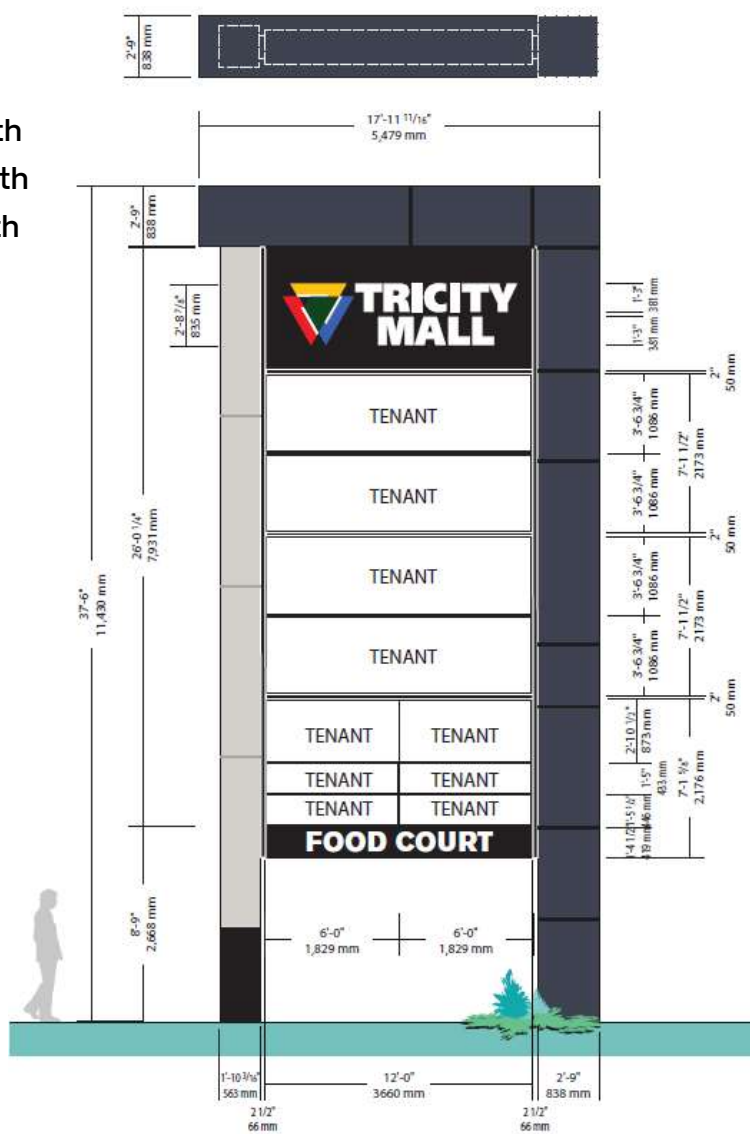
## PYLON RATES

Large Panel: \$425.00/month

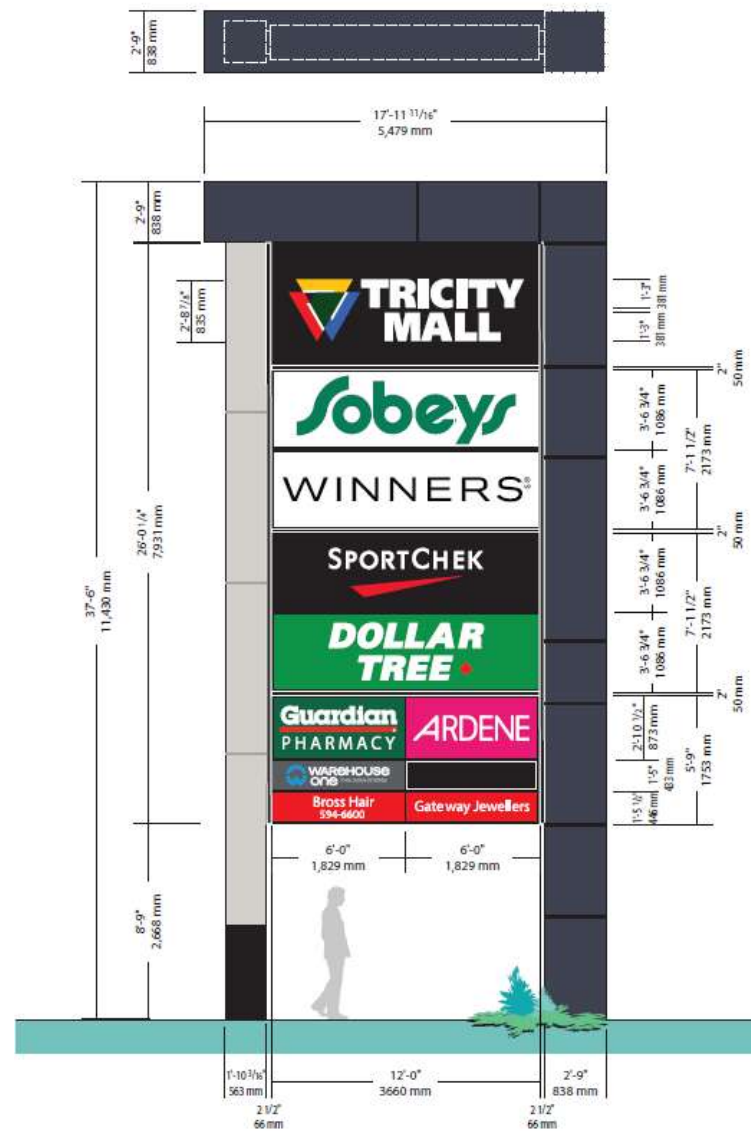
Medium Panel: \$300.00/month

Small Panel: \$125.00/month

### NORTH PYLON



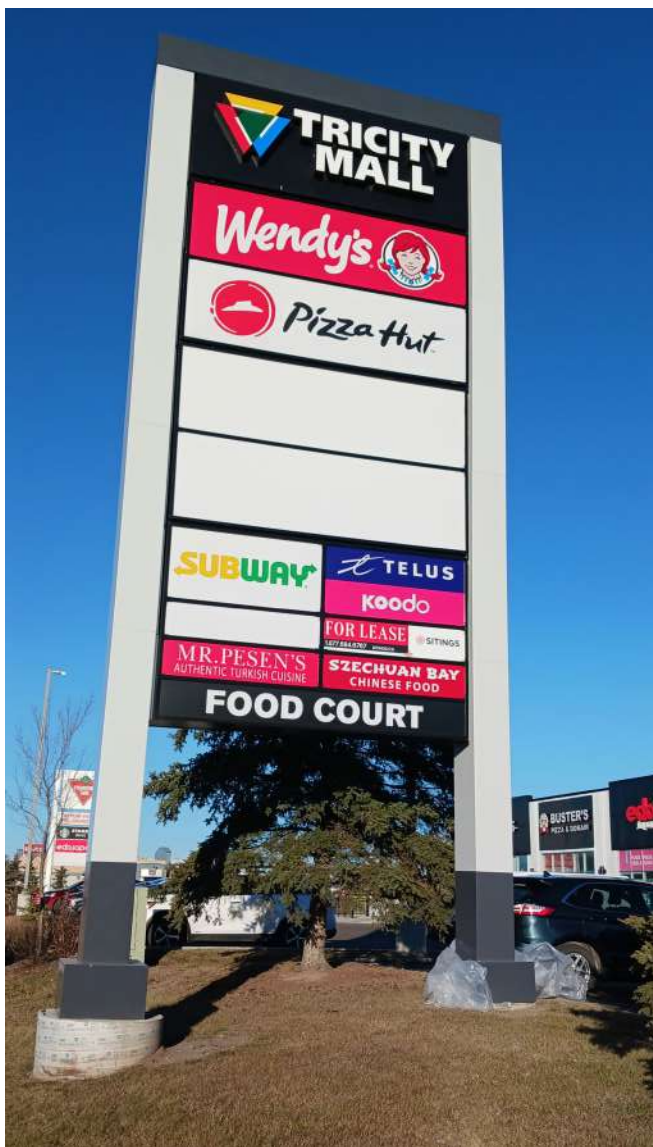
### SOUTH PYLON



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# PYLON SIGNAGE

## NORTH PYLON



## SOUTH PYLON



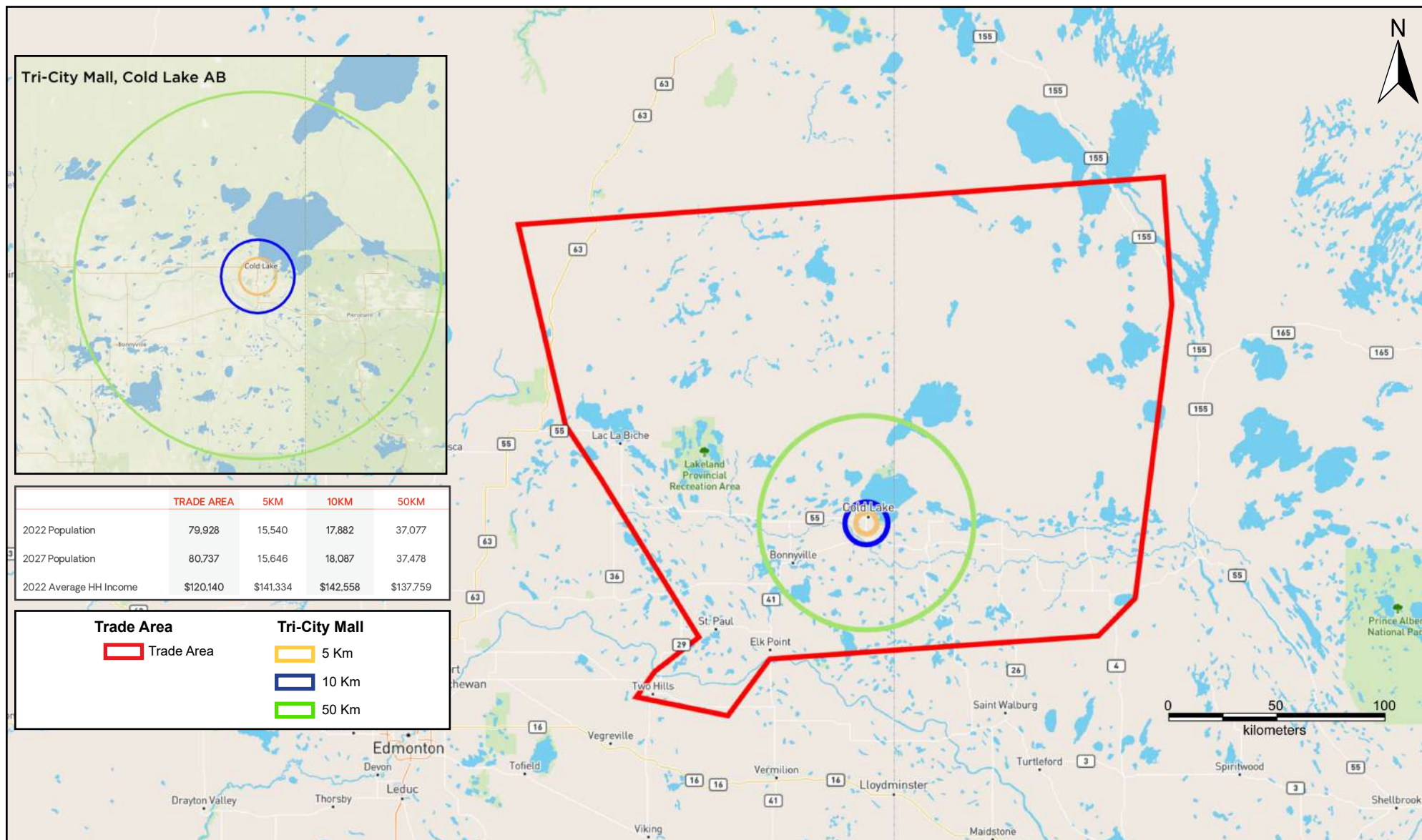
# AERIAL



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# DEMOGRAPHICS



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