



# FORT ST. JOHN CROSSING

11203 - 11127 Alaska Rd South  
Fort St. John, BC, V1J 7C7

PROPERTY LEASING BROCHURE



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# PROJECT SUMMARY

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 32,682 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 \$115,084.
- 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.



## DETAILS

- ✦ Available Size: 1,200 SF
- ✦ Parking: Approximately 76 Paved Surface Level Parking Stalls
- ✦ Frontage: 425 ft of Highway Frontage
- ✦ Traffic Count: Alaska Hwy: 17,703 VPD
- ✦ Contact Listing Agent for Rates
- ✦ Addresses:
  - ✦ CRU B1: 11203 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU B2 - Unit 101: 11127 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU B2 - Unit 103: 11127 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU B2 - Unit 105: 11127 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU C1 - Unit 104: 11205 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU C1 - Unit 103: 11205 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU C1 - Unit 102: 11205 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU C1 - Unit 101: 11205 Alaska Road South, Fort St John, V1J 7C7
  - ✦ CRU C2: 11129 Alaska Road South, Fort St John, V1J 7C7

## AREA TENANTS



## DEMOGRAPHICS

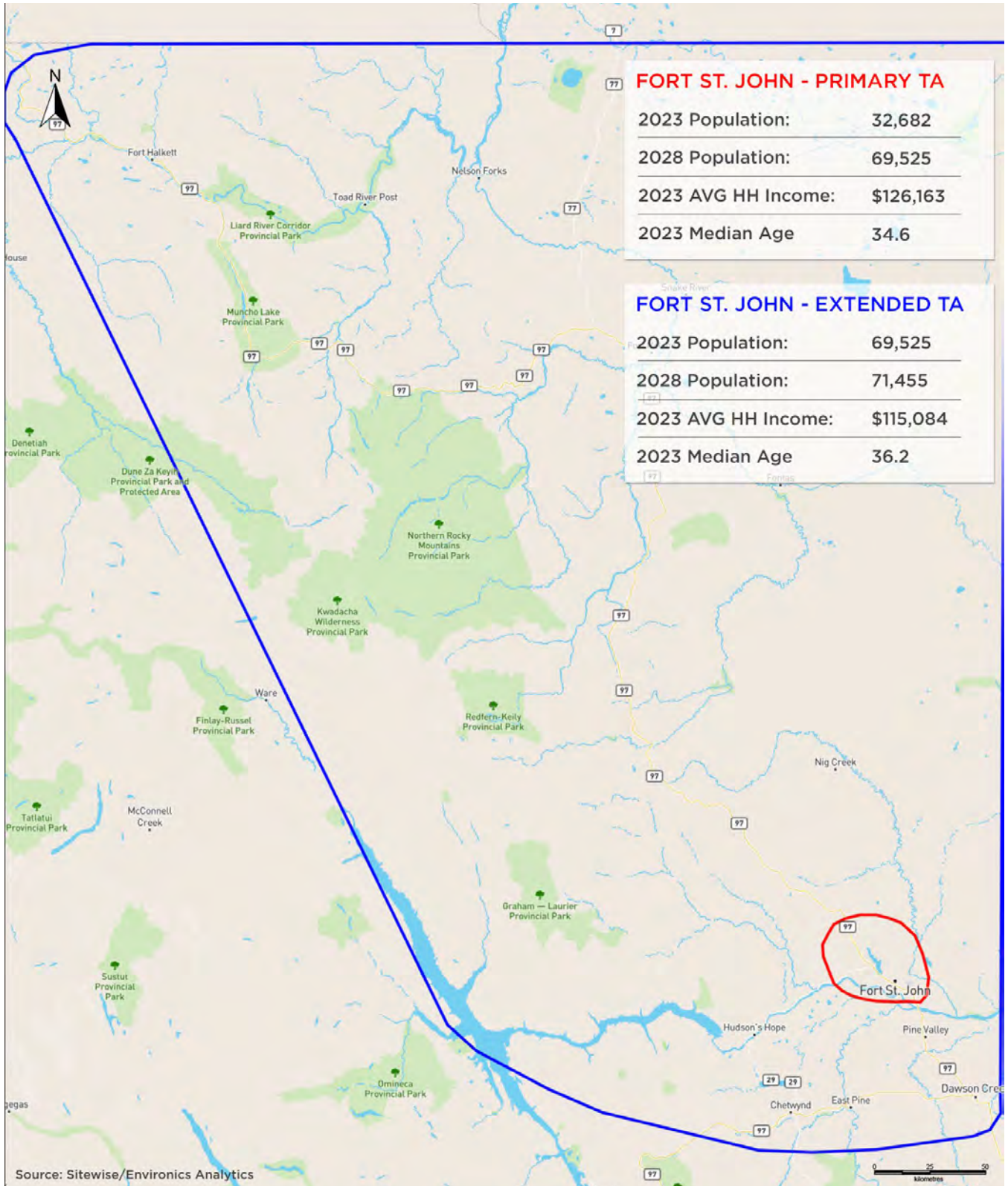
	1 KM	5 KM	PRIMARY TA	EXTENDED TA
2023 Population	2,057	24,538	32,682	69,525
2028 Population	2,412	27,133	33,569	69,139
2023 Daytime Population	4,323	26,362	32,488	67,646
2023 Average HH Income	\$113,084	\$122,495	\$126,163	\$115,084

**DAN CLARK**

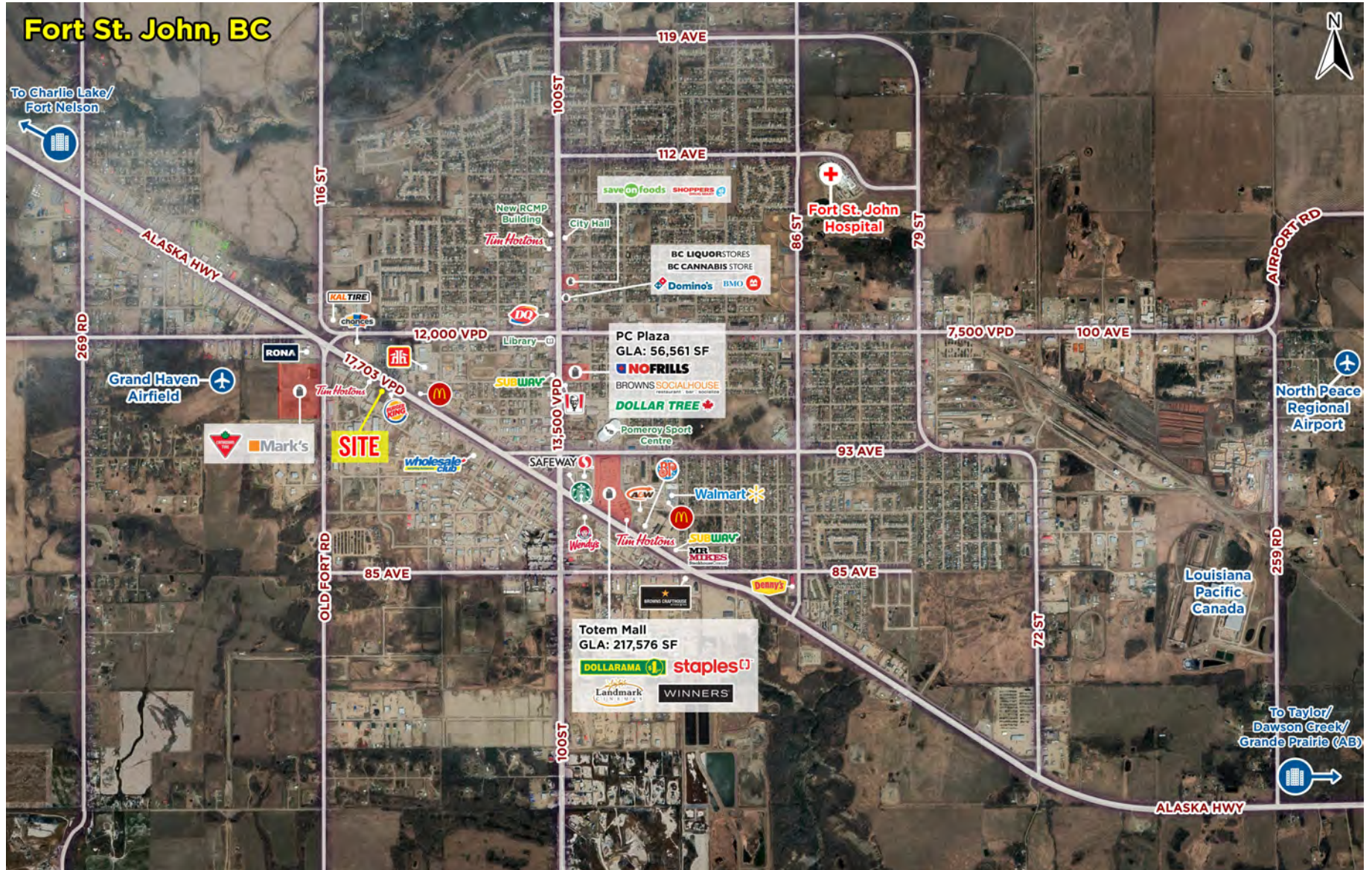
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# TRADE AREA MAP



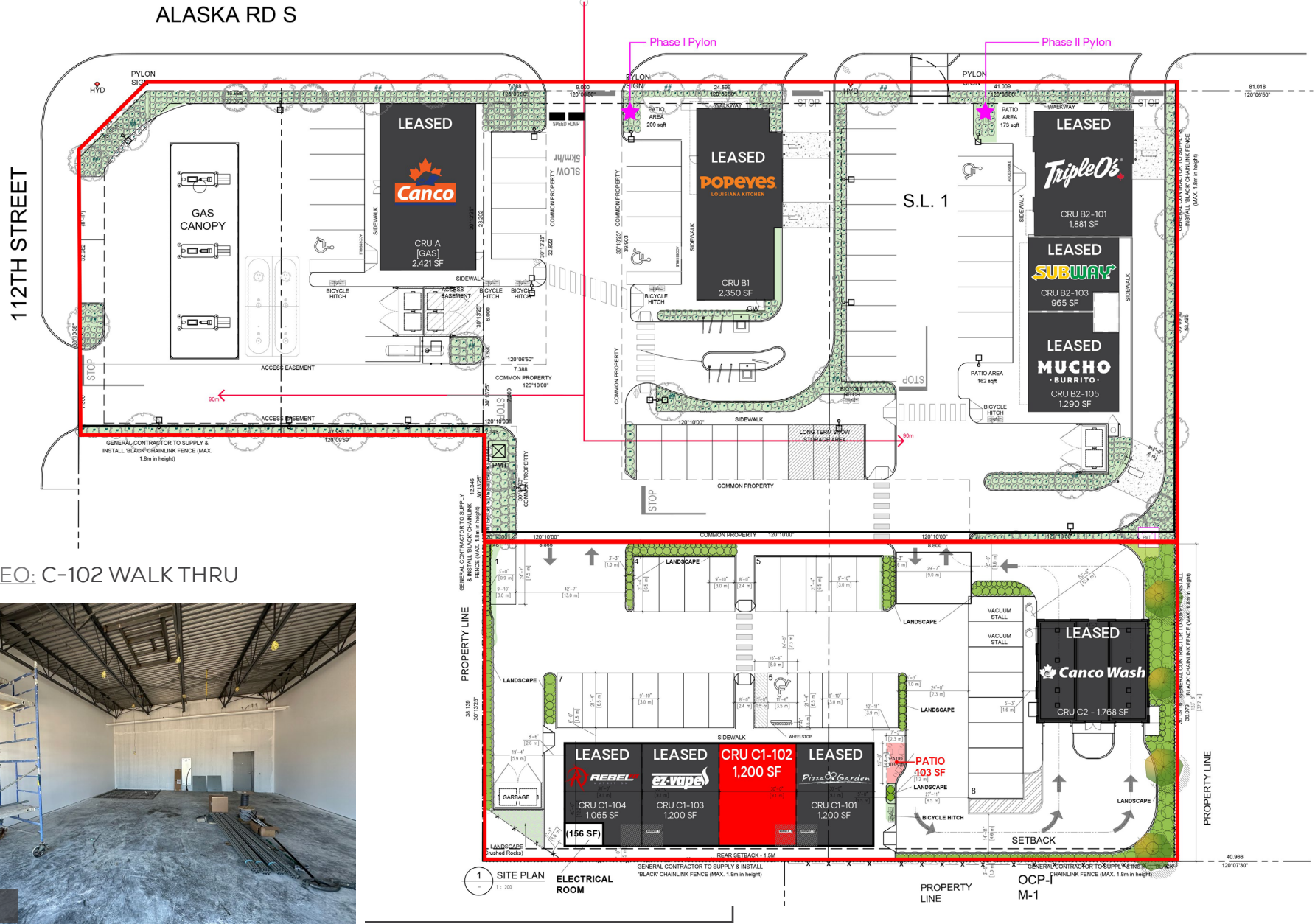
# AERIAL



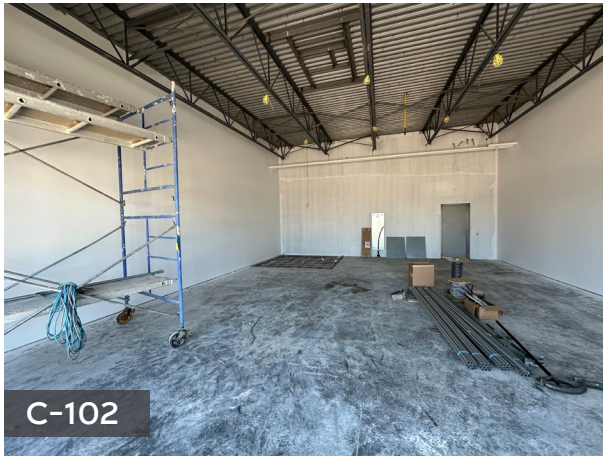
# ZOOMED-IN AERIAL



# SITE PLAN



VIDEO: C-102 WALK THRU



# PHOTOS





# PHOTOS - EXTERIOR



# PHOTOS -INTERIOR



POPEYE LOUISIANA CHICKEN



TRIPLE O'S



MUCHO BURRITO



CANCO - CONVENIENCE STORE

# PERSPECTIVES



# PERSPECTIVES



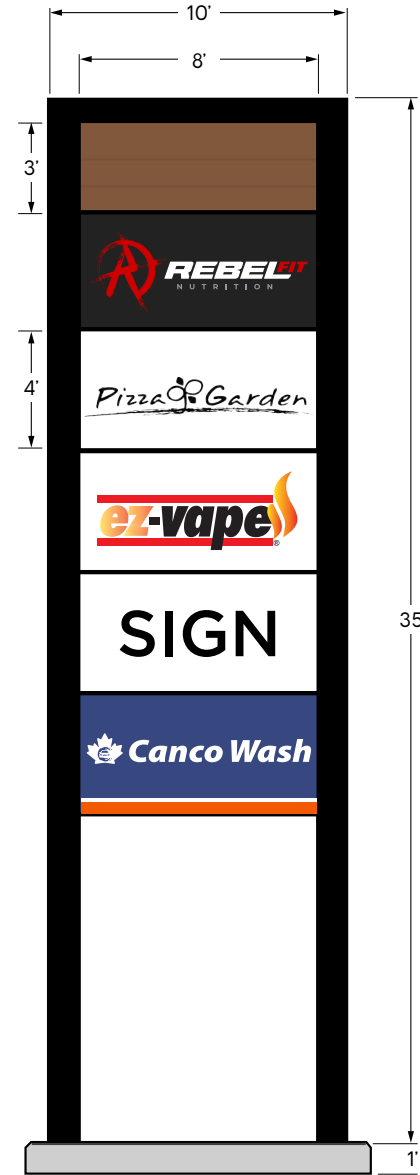
# PERSPECTIVES



# PYLONS



PHASE I PYLON



PHASE II PYLON