

GRANDE PRAIRIE

City Centre

INVESTMENT *Opportunities*





GRANDE PRAIRIE'S CITY CENTRE

Al's News Building off of 100 Ave.

THE AL'S NEWS BUILDING ON 100 AVE., HOME TO A FEW ENTERPRISES OVER THE YEARS, IS SAID TO BE ONE OF THE LONGEST-STANDING STRUCTURES IN THE COMMUNITY...



INVESTMENT OPPORTUNITIES

OVER 400

Businesses in the City Centre



Our History

Grande Prairie was incorporated as a town over 100 years ago, making the downtown core the oldest business district in the city.

Visit Al's News, a historical destination. This is one of the longest-standing structures in the community.

The City Centre continues to be the living heart of the community – and this is particularly evident during events like the Santa Claus Parade and the Street Performers Festival when residents and visitors flock to the downtown core by the thousands.

People are inherently drawn to this section of the city. It has evolved with every generation.

Downtown Today

The City Centre has it all. It's home to more than 400 businesses, including restaurants, coffee shops, art galleries, health, beauty, and wellness establishments, specialty stores, entertainment stops, professional services, and even a live theatre.

A year-round Farmer's Market highlights the bountiful produce and artisans from the area. And visitors can rest after a busy day of shopping in the conveniently located hotel!

Within our streets, you'll find the highest quality business and shopping environment in the Peace Country.



A YEAR-ROUND FARMER'S MARKET HIGHLIGHTS THE BOUNTIFUL PRODUCE AND ARTISANS FROM THE AREA.

A Bright Future

The City of Grande Prairie has undertaken an extensive renewal project in our core to modernize underground infrastructure, allowing higher density growth within our streets.

This initiative also features the addition of attractive streetscapes that are conducive to Grande Prairians and tourists strolling the streets.

It's important to capitalize on opportunities the Downtown Revitalization Project has provided to add to the uniqueness of our sector.

We are making continuous strides to be a great location to work, play and live – a place where people enjoy a great mix of historical pride and urban vibe.

We are excited for the opportunity to invest in the downtown core of Grande Prairie because of the potential of the area. The city has a vision to make this a very vibrant area and a place where citizens want to be. It is exciting to bring beautiful mixed-use buildings to the area where citizens will be proud to live and businesses will love to be located. With the consumers on their doorstep and the future pedestrian traffic this will be an attractive area for businesses.

Successful cities around the world have proven to have vibrant downtown cores and Grande Prairie will be no different. We are looking forward to the future of our downtown and are very excited to be a part of it.



Redevelopment project in Downtown Grande Prairie



Population of Grande
Prairie's Trade Area



Median Age Of
Grande Prairie



Estimated
Spending Catchment

Living In The City Centre

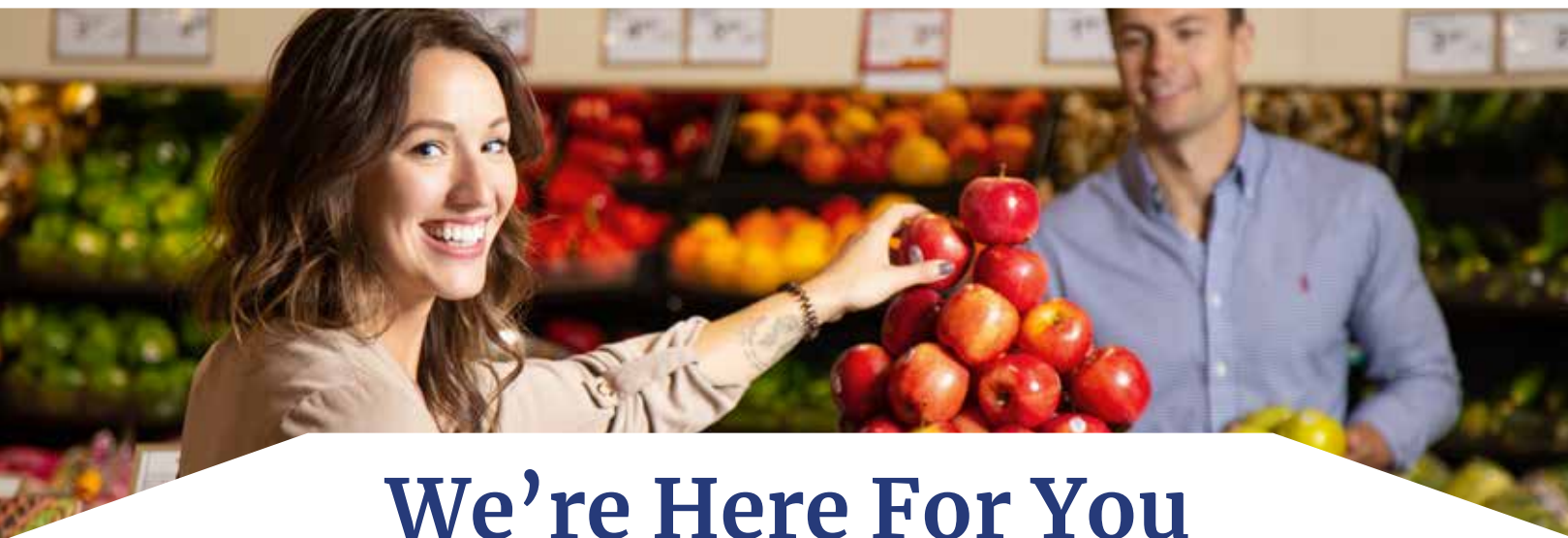
Redevelopment on available sites will add to the vitality of the City Centre by creating new residential and commercial options.

Living in the City Centre will mean the greatest of convenience with quick, easy access to every service imaginable – including medical, professional, legal and financial services, as well as retail, cultural interest, health and wellness, grocery shops and night life.





GRANDE PRAIRIE'S CITY CENTRE



We're Here For You

At the DownTown Association, we're committed to supporting your everyday success by working with our partners to enhance the vitality and vibe within our City Centre.

Our team collaborates with business, municipal and community leaders on behalf of members and development in the downtown core. We have ongoing discussions with organizations such as Community Futures, the Grande

Prairie Regional Tourism Association, Sport Connection, and other non-profit groups to help shape an even better business landscape.

The DownTown Association helps to create a clean and safe environment for the benefit of all businesses in the City Centre and their valued customers.

Our board of directors and committees continue to build and maintain a positive quality

of life in our core community, our membership and for our patrons coming to the heart of the city.

Businesses are drawn to Grande Prairie's City Centre because it's the hub for significant community events and entertainment venues. From shopping to dining and all those shops in between, City Centre is the gateway to life in Grande Prairie.



INVESTMENT OPPORTUNITIES

FROM SHOPPING TO DINING AND ALL THOSE SHOPS IN BETWEEN, CITY CENTRE IS THE GATEWAY TO LIFE IN GRANDE PRAIRIE...

City Centre Is: Where You Want To Be.

Downtown is an experience: whether you're looking to experience social life, an urban shopping experience, some arts and culture, or just a little me-time, you'll find it all here.

With further residential and commercial development underway, the City Centre will be an even more vibrant place to be in business.

132
THOUSAND

Grande Prairie's Average Household Income

Art In The Alley



A MESSAGE FROM MAYOR GIVEN

Grande Prairie's city centre is the beating urban heart for our region of nearly 300,000 people. As an all-season, multi-purpose neighbourhood, our downtown is a defining element of our city. It's a place where people live, work and come together to enjoy the best in entertainment, festivals, food and culture, and as our region grows, I expect the heart of our community to lead the charge.

DOWNTOWN
GRANDE PRAIRIE

**#201 — 10135 101 Avenue
Grande Prairie, AB T8V 0Y4**

Phone: (780) 538-1909
Email: director@gpdowntown.com

GPDOWNTOWN.COM