

Land Ownership & Leasing Opportunities

Brand New Commercial Development in Prince George



Location
6500 Southridge Avenue
Prince George
British Columbia

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Prince George BC

Opportunity

The subject site presents an excellent opportunity for retailers, hoteliers, and residential developers to secure land through ownership or leasing positions in the desirable College Heights neighbourhood of Prince George. With up to 16 acres of developable land, the site will ultimately be zoned, serviced and subdivided catering to specific user requirements.

Offering Process

Prospective purchasers and tenants are invited to submit formal offers or non-binding letters of intent to Southborough Investments Ltd. c/o Form Real Estate Advisors. All offers will be subject to vendor's conditions to be provided.

Salient Details

Municipal Address: 6500 Southridge Avenue,
Prince George, BC

Site Size: Up to 16 acres

Future Land Use: Neighbourhood Centres, Corridor

Future Zoning: C2, C3, C5 and C6

Project Completion: Q4 2020



Highlights



Centrally located and highly accessible site with ample opportunity for various retailers, businesses and amenities in the College Heights neighbourhood.



Multiple commercial zones accommodate major shopping centres, hotels and complementary residential development, providing a wide variety of permitted uses.



Strategically positioned to benefit from immediate area anchors of Walmart, Save-on-Foods, Canadian Tire, The Home Depot along with a strong roster of national, regional and local tenants within Smart Centres Prince George and College Heights Plaza.



Targeted uses / businesses include: Grocery, hospitality, health & wellness, restaurants, convenience, medical, general retail, automotive and many more.

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Fast Facts

Population

City - 86,000
Trade Area - 320,000

Young Population

73% under 55
36% under 24

Average Household Income

City - \$101,117
Trade Area - \$116,436

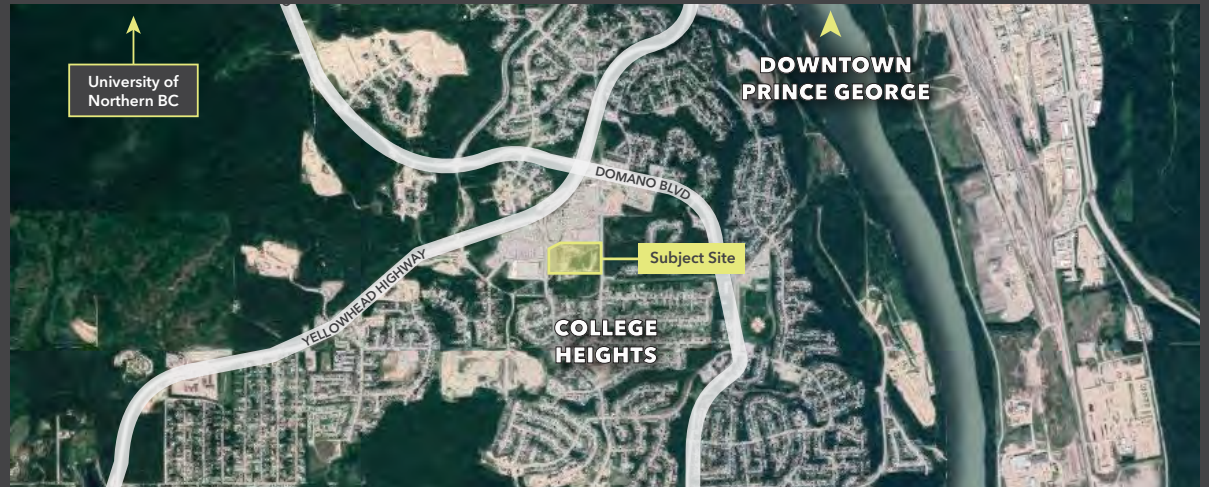
Employment Rate

Prince George - 65.3%
British Columbia - 60.5%

Building Permit Values

(2011-2016)

Total - \$659.53 million
Non Residential - \$362.53 million
(55% of total)



Location Overview

The subject site is located approximately seven kilometres southwest of downtown Prince George in the College Heights neighbourhood. Located in the western end of Prince George, College Heights is home to many large box stores, banks, restaurants, parks, trails and residential areas. This neighbourhood features some of the newest developments in the city, boasts higher than average disposal income and is in close proximity to the University of Northern BC. The subject site occupies a major and central position in the region, sharing boundaries with Walmart to the west, and the balance of SmartCentres Prince George to the north which includes numerous national retailers such as Canadian Tire, The Home Depot, and Mark's. This to-be-developed commercial centre is strategically located with exposure to Southridge Avenue, a primary thoroughfare connecting College Heights to Yellowhead Highway and ultimately downtown Prince George, experiencing over 20,000 vehicles per day. The highly accessible site features two points of ingress/egress from Southridge Avenue and O'Grady Road.

Prince George Highlights



Named the city with the strongest economic outlook among mid-sized Canadian cities by the Conference Board of Canada in 2016



In close proximity to major operating mines including Mt. Milligan, Endako and Gibraltar, and home to approximately 20% of northern BC's mining sector employees



Growth of the economy is due to its diversification across all sectors: Construction, forestry and pulp & paper, mining, energy & bioenergy, transportation & logistics, manufacturing and wholesale & retail trade

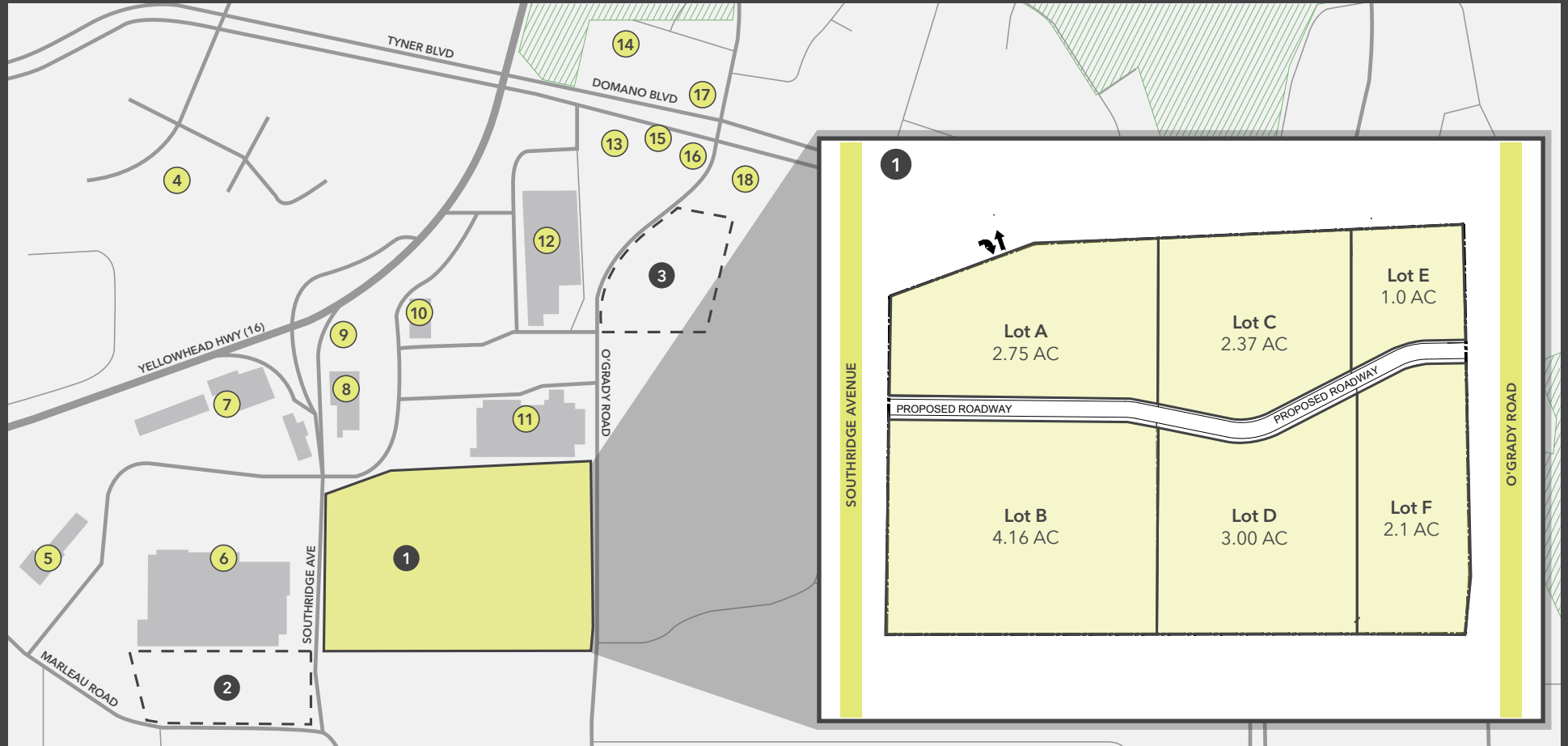


Prince George International Airport (YXS) has the fourth longest runway in Canada servicing over 460,000 passengers annually

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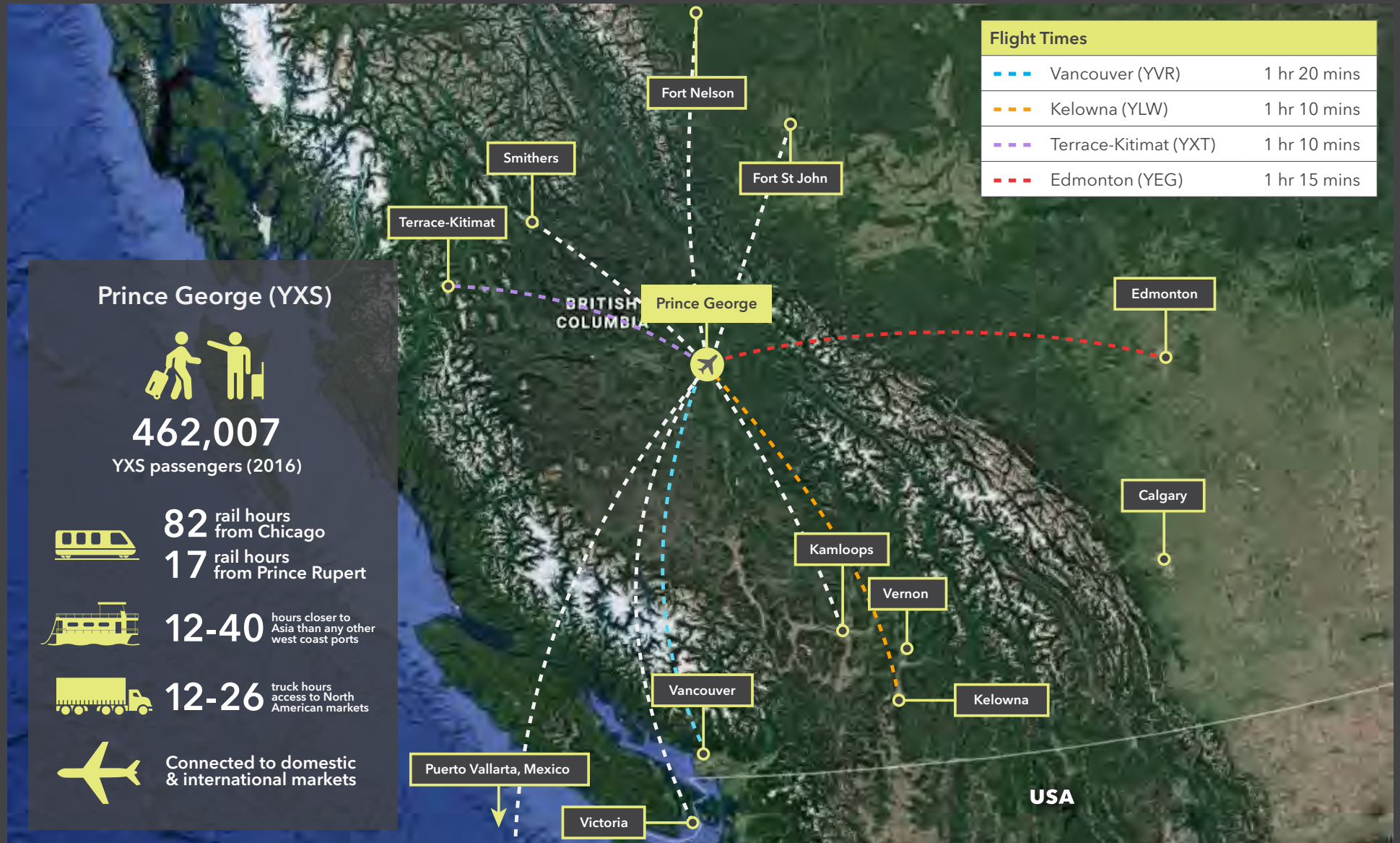
College Heights Aerial



- | | | | | |
|--|--|----------------------------|---|---------------------------|
| 1. Subject Site | 5. Visions Electronics, EB Games, Domino's | 9. Tim Horton's | 15. KFC | BC Liquor Store, TD Bank, |
| 2. New Condo Development | 6. Walmart Supercentre | 10. Mark's | 16. Chevron | Starbucks, Original Joe's |
| 3. O'Grady Heights: 153 Residential Units Under Construction | 7. Dollarama, Old Navy, Reitman's, La Senza, RBC | 11. The Home Depot | 17. ESSO | |
| 4. Tyner Ridge Estates | 8. Michael's, Petland | 12. Canadian Tire | 18. College Heights Plaza: Save-On-Foods, Shoppers Drug Mart, | |
| | | 13. Dairy Queen | | |
| | | 14. Scotiabank, McDonald's | | |

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All communications and inquiries related to this opportunity, or requests for additional information or requests regarding procedures, must be made to the Form Retail Advisors Inc. agents named on the first page. No personnel of the Vendor or any of its affiliates should be contacted directly under any circumstance.

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