

ESTIMATED  
POSSESSION 2027



COSTCO SHADOW ANCHORED

# Now Pre-Leasing

## 87,000+ SF Retail Development

Brier Park Plaza

2250 Box Springs Blvd NW, Medicine Hat



[jll.com](http://jll.com)



HWY Avenue SE



Box Springs Blvd NW

Trans-Canada HWY



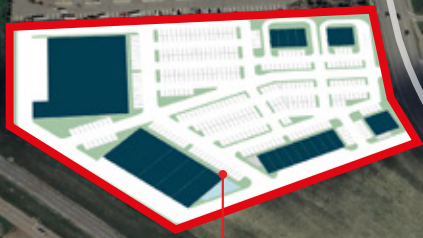
CO-OP PLACE  
EVENT CENTRE



EL SUPER  
TACO



Trans-Canada HWY



**Brier Park Plaza**  
9.01 Acres

Box Springs Blvd NW

Retail Development Site for lease at 2250 Box Springs Blvd NW / Medicine Hat, AB



### Regional Factors

- Medicine Hat is located along the South Saskatchewan River and approx. 169 km east of Lethbridge.
- Population: **66,381** (2023, source: Alberta.ca regional dashboard)
- Medicine Hat's population has increased **1.66%** in the last 5 years
- Located in Canada's energy province, Medicine Hat is home to Southeast Alberta's established petrochemical cluster, offering oil and gas service companies preferred access to about 80% of Canada's crude oil production.



Photo Source: Medicinehat.ca

### Development Highlights

- Variety of large, mid box, and small units available.
- Cohesive development plan.
- Drive thru opportunities available.
- Ample parking with efficient vehicle circulation.
- Highway visibility.
- Adjacent to Costco creates a significant trade area node.

<b>Location</b>	2250 Box Springs Blvd NW Medicine Hat
<b>Lot Size</b>	9.03 Acres
<b>Leasable Area</b>	Starting at 1,200 SF
<b>Zoning</b>	C-3
<b>Base Rate</b>	Market Rate
<b>Additional Rent</b>	TBD
<b>Availability</b>	2027

**\$916.2M** **\$92.3K**

Total Expenditure  
in a 5KM radius

Total Expenditure  
Avg. per Household

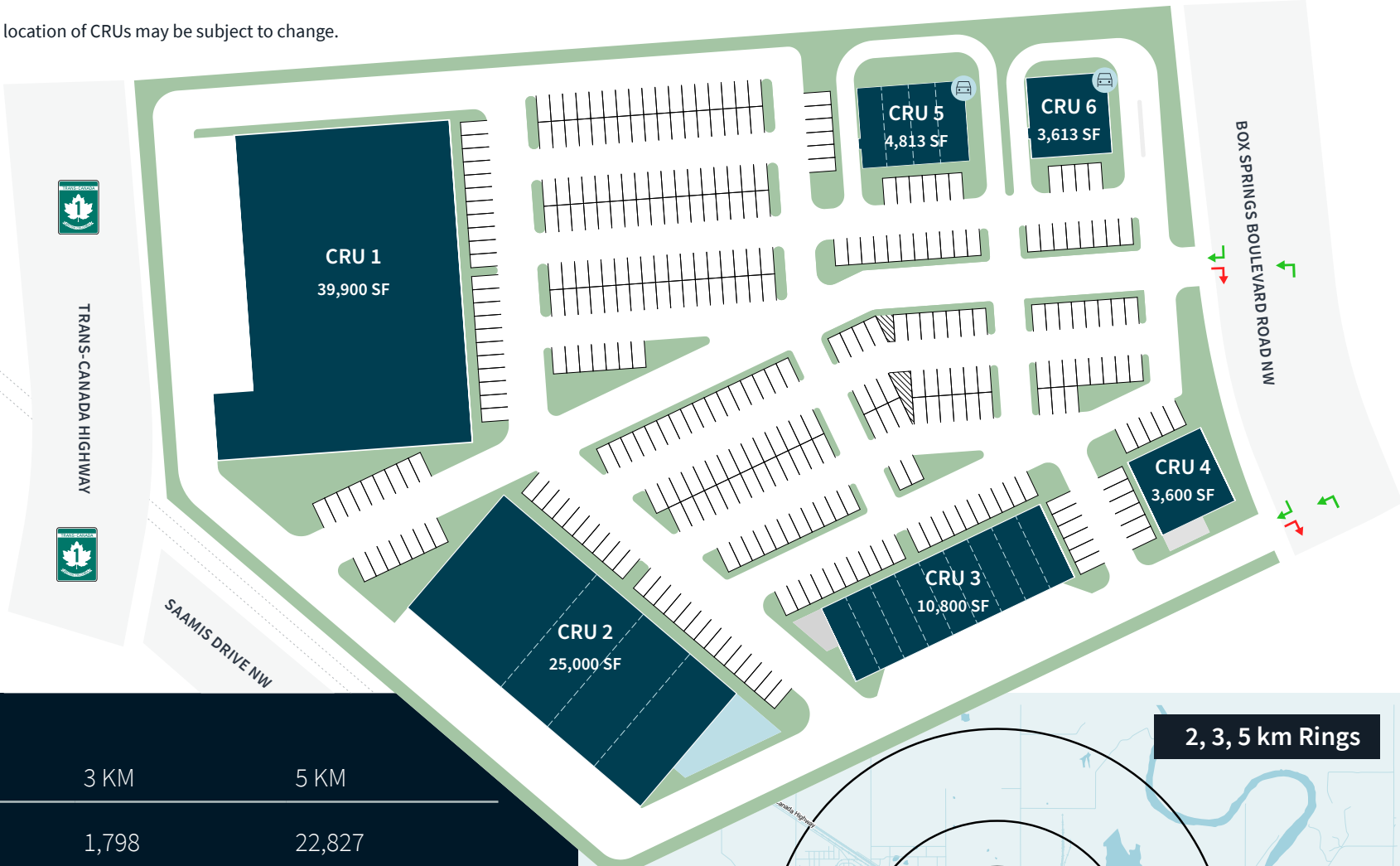
# Potential Unit Sizes | All sizes are in SQ FT

Site Plan size, distribution and/or location of CRUs may be subject to change.

CRU 1	39,900 SF
CRU 2**	25,000 SF
CRU 3**	10,800 SF
CRU 4**	3,600 SF
CRU 5**	4,813 SF
CRU 6**	3,613 SF

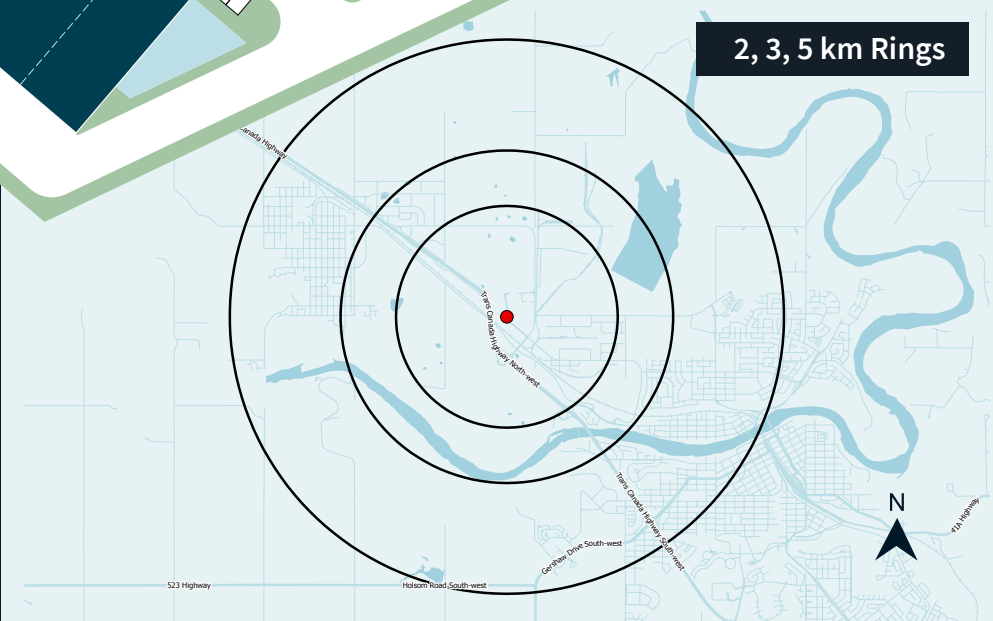
\*\*Demiseable Opportunities

- Drive Thru Opportunity
- Leased
- Available



Area Demographics	3 KM	5 KM
Estimated population	1,798	22,827
Estimated households	893	9,929
Est. Average HH income	\$ 82,559	\$ 90,807
Total Expenditure Avg. per Household	\$ 83,443	\$ 92,280

Source: Statistics Canada, 2025



2, 3, 5 km Rings



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## Brier Park Plaza

2250 Box Springs Blvd NW

Medicine Hat, AB

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