

FOR LEASE

GARRISON VILLAGE, CHILLIWACK, BC

HIGH-PROFILE RETAIL SPACE IN
GROCERY-ANCHORED SHOPPING CENTRE



A Project By:



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Marcus & Millichap

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OPPORTUNITY

Opportunity to lease high-profile retail space at the highly-coveted Garrison Village Shopping Centre. The exceptionally-built commercial/residential community boasts strong exposure to daytime traffic in a rapidly densifying area.

Located on the NW corner of Vedder and Keith Wilson, Garrison Village is ideally positioned at the gateway of the master planned Garrison Crossing community. With an influx of residential developments in immediate proximity, the shopping centre is considered to be the retail centrepiece servicing the Sardis-Vedder Area of South Chilliwack.

SALIENT DETAILS

Availability: Unit 4, 45555 Market Way: 1,348 SF

Traffic Counts: 27,857 VPD along Vedder Road

Parking: 234 parking stalls
Parking ratio of 4.87 parking stalls/1,000 SF

Access/Egress:

- All directional access/egress from Tamihi Way
- Right in/out from Vedder Road

Gross Leasable Area: 75,742 SF

Timing: February 1, 2022

Additional Rent: \$12.75 PSF (est.)

Asking Rent: Contact Listing Agent



HIGHLIGHTS



Exceptional on-site co-tenancy



Strong exposure to daytime traffic from Vedder Road and Keith Wilson



Ample on-site parking

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2029 CHILLIWACK PROJECTIONS
POPULATION: 102,745 HOUSEHOLDS: 100,776

IMMEDIATE AREA TRAFFIC COUNTS
EXCEEDING 20,000 VPD

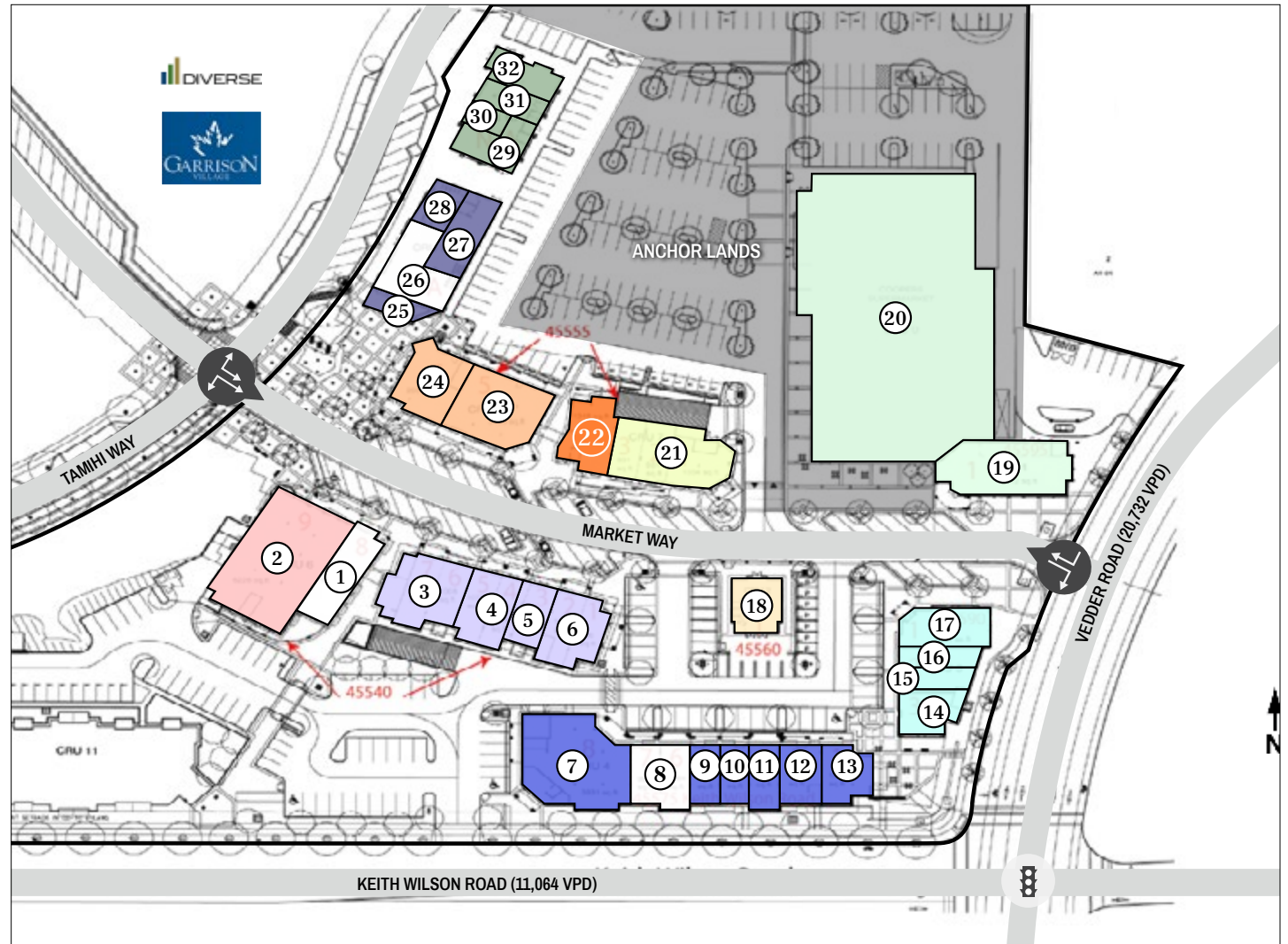
\$107,125 AVG HOUSEHOLD INCOME
WITHIN 3KM RADIUS

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SITE PLAN

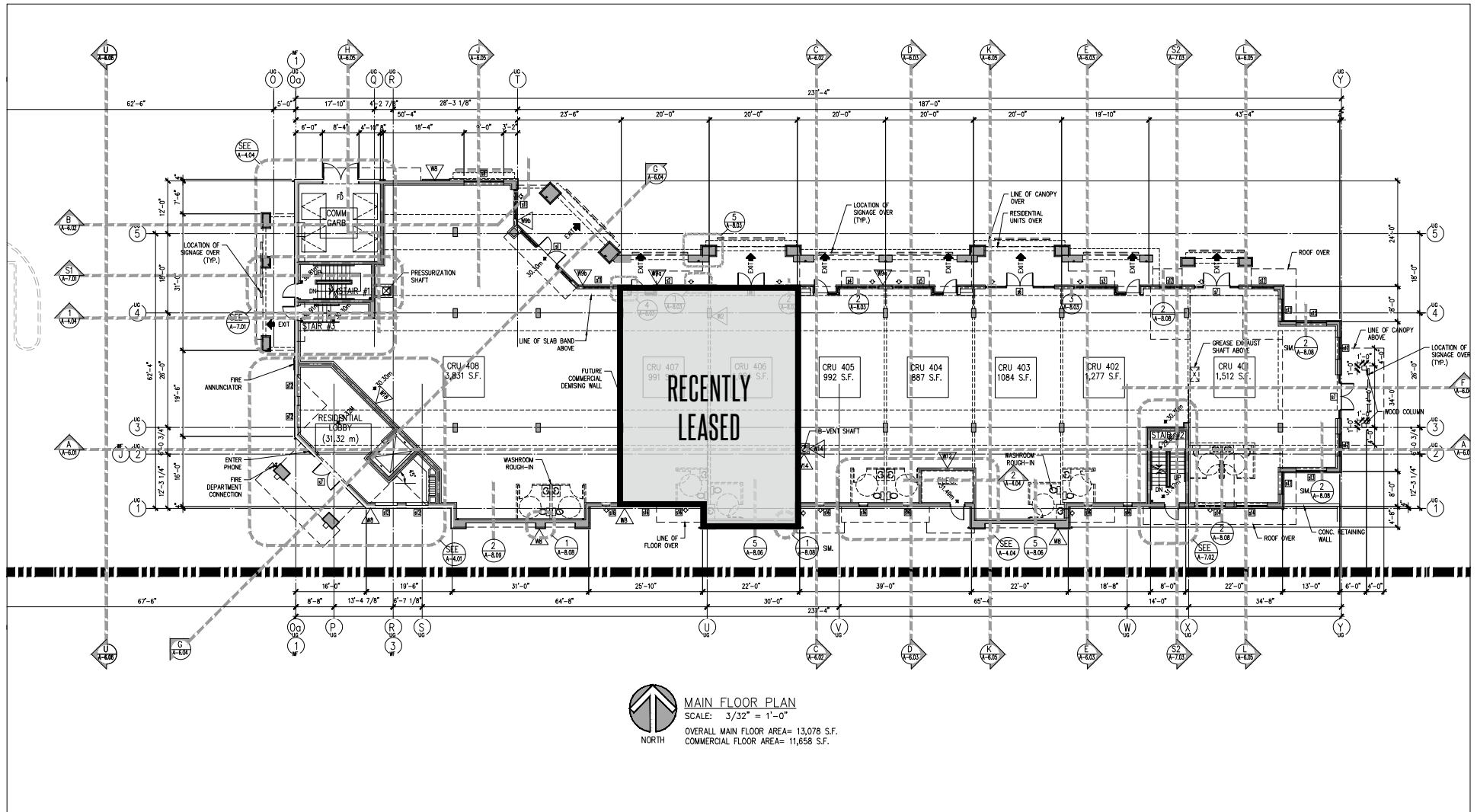
1	Recently Leased - Optometrist
2	Your Dollar Store With More
3	Willow Dental
4	Sutton Real Estate
5	Silhouette Spa & Salon
6	Maru Sushi
7	CBI Physiotherapy
8	Recently Leased - Cottage Boutique
9	Unika Fashion
10	Cell Phones N' More
11	Olive Junction
12	Sticky's Candy
13	Subway
14	Woodman Chinese Food
15	Fresh Slice
16	Garrison Running Company
17	Book-A-Look Nail Salon
18	Waves Coffee
19	Envision Financial/Westland Insurance
20	Save-On-Foods
21	Garrison Pharmacy & Garrison Medical Clinic
22	Unit 4 - Available - 1,348 SF
23	Garrison Wine & Liquor Merchants
24	Garrison Bistro
25	Freshii
26	Unit 106 - Firm Deal
27	Fabutan
28	Owl & Cat Bookery
29	Garrison Dental
30	It's All Pawsitive
31	Tamih Cafe
32	Luna Float House



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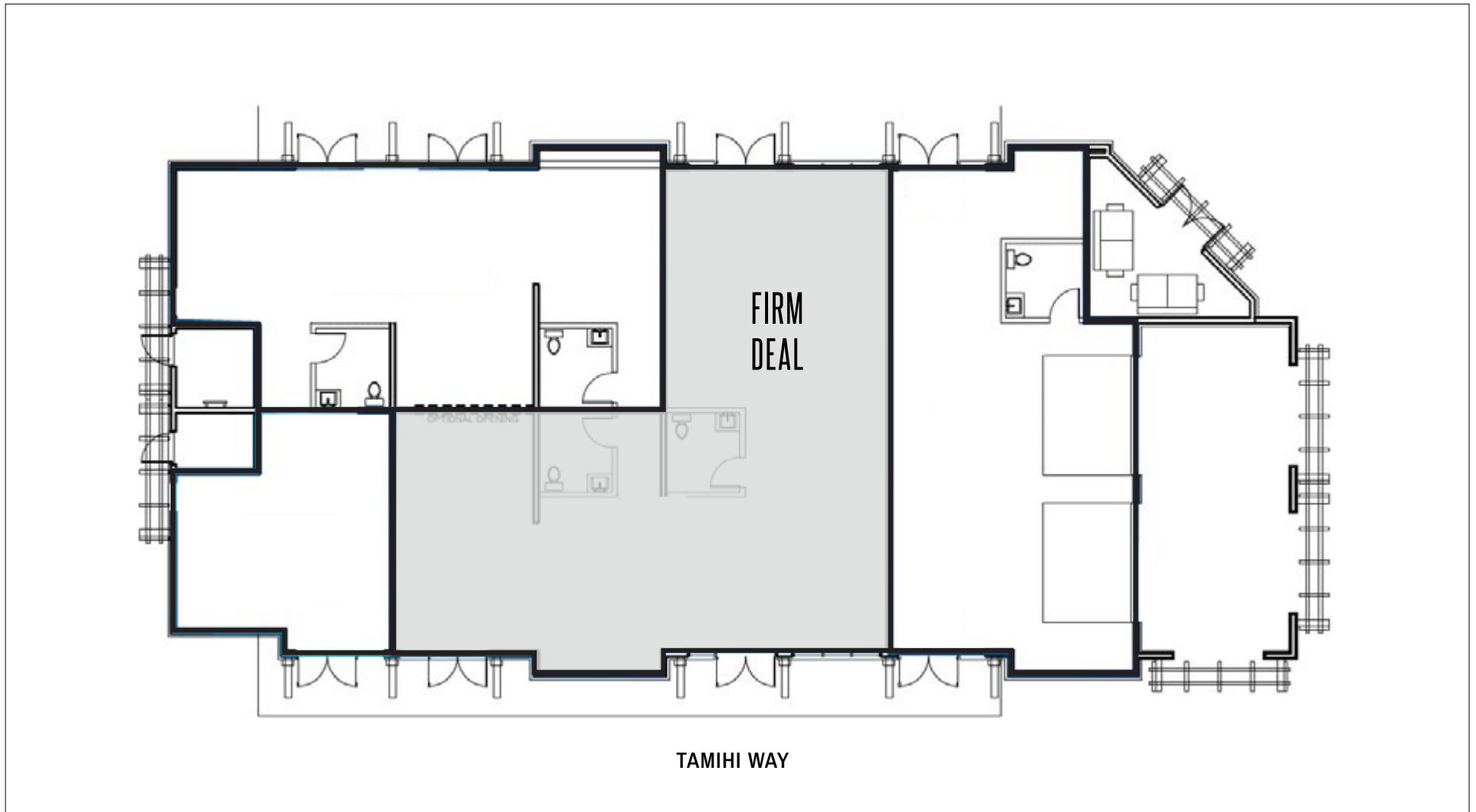
45575 KEITH WILSON ROAD - UNIT 7 - 1,935 SF



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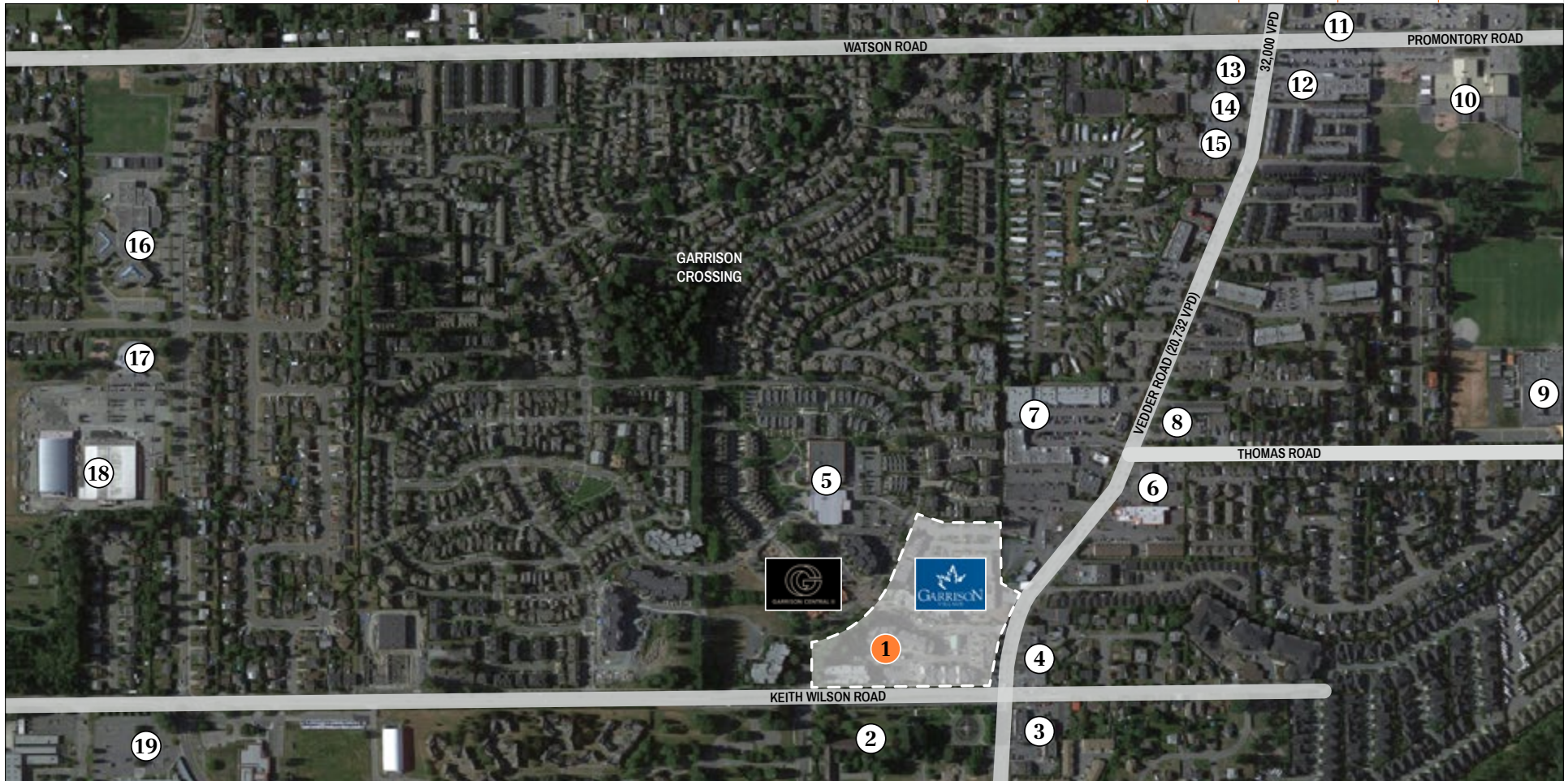
45655 TAMIHI WAY - UNIT 106 - 1,836 SF



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2019 Demographics	1 KM	3 KM	5 KM	10 Min Drive
Population	8,719	34,157	45,465	46,926
Households	3,602	12,756	17,511	18,058
Average Household Income	\$93,035	\$107,125	\$103,031	\$102,348



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|--|--|--|---|--|
| 1. Subject Space | 4. Garrison Auto Spa | 8. McDonald's | Subway, Booster Juice, Great | 15. Lordco |
| 2. Future Multi-Phased, Mixed-Use Development | 5. Cheam Leisure Centre | 9. G.W. Graham Middle Secondary School | Canadian Dollar Store | 16. Mt. Slesse Middle School |
| 3. Starbucks, Noodle Box, Papa John's, The Town Butcher, Garrison Gourmet Greens | 6. Esso | 10. Vedder Elementary School | 12. Shoppers Drug Mart, Canada Post, Scotiabank, Chopped Leaf | 17. Sardis Library |
| | 7. Anytime Fitness, A&W, Dairy Queen, Suzanne's, InsureBC, Eagle View Dental | 11. Save-On-Foods, RBC, Tim Hortons, Panago, Fas Gas Plus, | 13. TD Bank | 18. Sardis Sports Complex |
| | | | 14. CIBC | 19. University of the Fraser Valley Trades & Technology Centre |

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