

# FOR SALE

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## High-Exposure Daily Needs Shopping Centre Anchored by Shoppers Drug Mart

1215 56th Street, Delta, B.C.

**SHOPPERS**  
DRUG MART



*Tim Hortons*

**bosley's**  
PET FOOD PLUS

**Vancity**



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# INVESTMENT HIGHLIGHTS

## SIGNIFICANT INCOME UPSIDE

- Significant income growth potential from upcoming lease escalations and rollover.

## STRONG COVENANT TENANTS

- Fully leased to a strong blend of national and local tenants—including Shoppers Drug Mart, Tim Hortons, VanCity, Bosley's, Liquor Quicker, Mosaa Nails, and Top Cut Barber—the centre offers a stable, diversified income stream.

## PREFERRED ASSET CLASS

- 28,010 square feet open-air shopping centre with daily-needs tenants, providing stable, resilient cash flow.

## TIM HORTONS LEASE EXPIRY

- The lease expires in Feb-2027 with no renewal options, allowing ownership to reset rents to market or repurpose the unit for higher-yield uses. This near-term event offers a built-in opportunity to increase NOI.

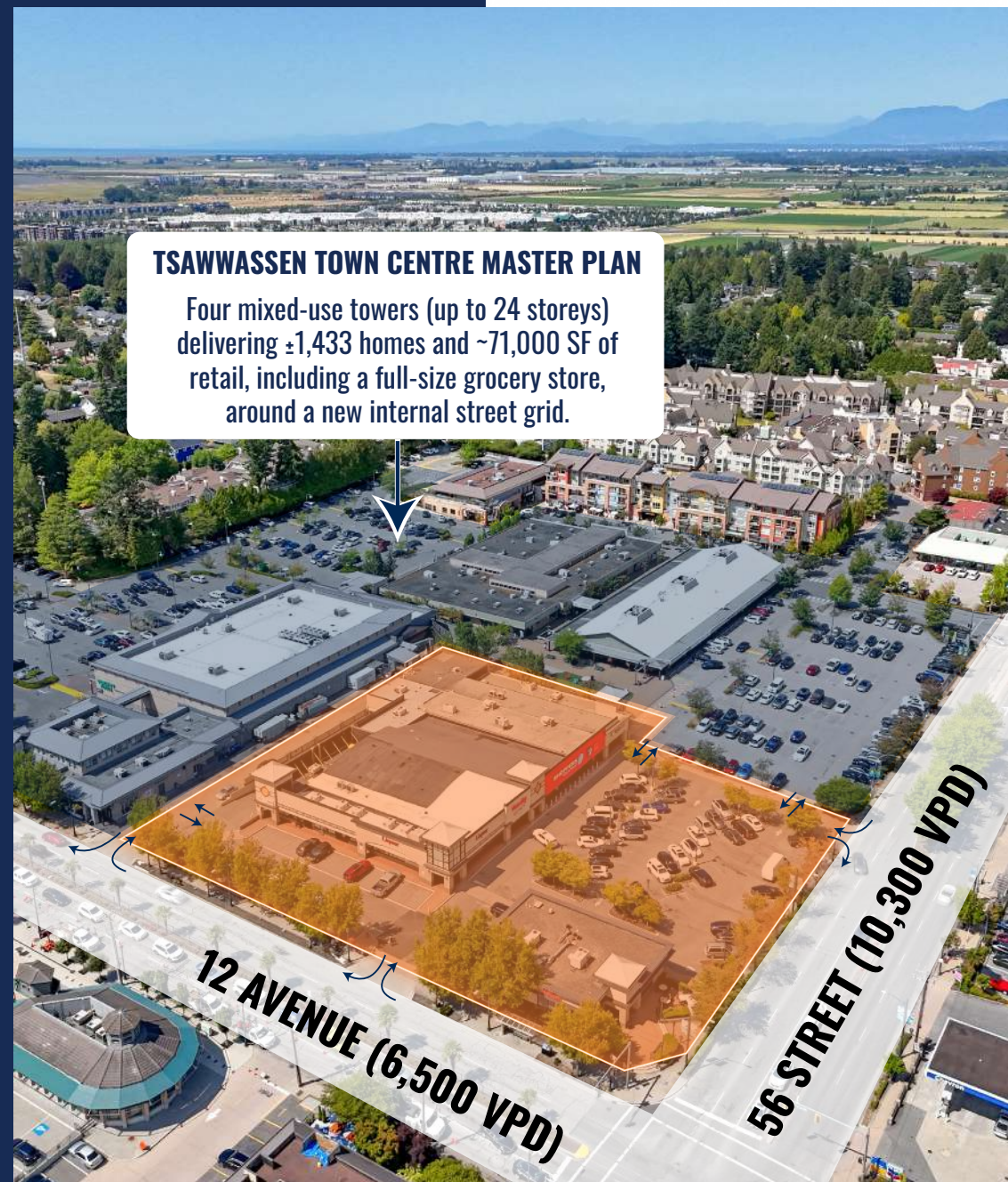
## RARE OFFERING

- Rare, high-exposure corner site in affluent Tsawwassen with strong NOI upside and substantial long-term redevelopment potential.



# SALIENT DETAILS

<b>Address:</b>	1215 56th Street, Delta, B.C.
<b>PID:</b>	007-498-021
<b>Legal Description:</b>	LOT 291, PLAN NWP37480, SECTION 10, TOWNSHIP 5, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN LMP53815
<b>Zoning:</b>	<a href="#">C1 - Core Commercial</a>
<b>OCP:</b>	<a href="#">Urban Centres</a>
<b>Land Size:</b>	1.88 Acres*
<b>Year Built:</b>	1967*
<b>Environmental:</b>	Phase I & II ESA available upon execution of the Confidentiality Agreement
<b>Parking Stalls:</b>	103 (3.7 Stalls Per 1,000 SF)
<b>Rentable Area:</b>	28,010 SF (34% Site Coverage)
<b>Occupancy:</b>	100%
<b>WALE:</b>	3.6 years (as of Jan-2026)
<b>Year 1 Projected NOI:</b>	\$874,425 (as of Jan-2026)
<b>Price:</b>	Contact Agents for Details
<b>Cap Rate:</b>	Contact Agents for Details



\*Source: BC Assessment.

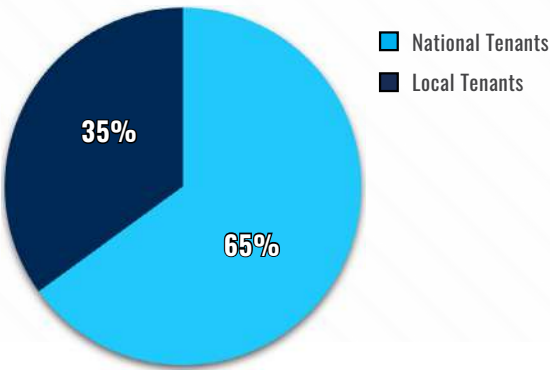
# PROPERTY DETAILS

## TENANCY BREAKDOWN

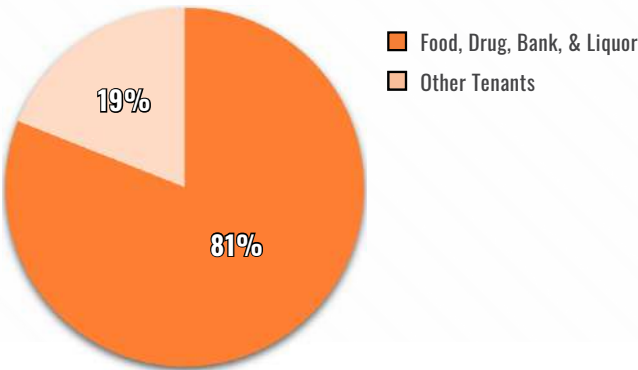
TENANTS	LEASABLE AREA (SF)	LEASABLE AREA (%)
Shoppers Drug Mart	13,868 SF	49.5%
Liquor Quicker	3,780 SF	13.5%
Tim Hortons	3,200 SF	11.5%
Bosley's by Pet Valu	2,867 SF	10.2%
Vancity	2,329 SF	8.3%
TopCut Barber	1,153 SF	4.1%
Mosaa Nails	813 SF	2.9%
Leasable Area	28,010 SF	100.0%



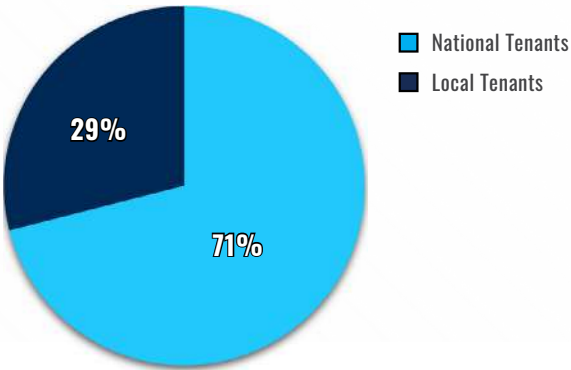
NATIONAL VS. LOCAL TENANTS (INCOME)



TENANT TYPE (INCOME)



NATIONAL VS. LOCAL TENANTS (SF)





# LOCATION OVERVIEW

## DEMOGRAPHICS

1215 56 St, Delta, BC	Tsawwassen	Delta
2024 Estimated Population	2,959	122,838
Estimated Population Change (2024-2029)	23.5%	9.7%
Average Household Income	\$124,403	\$152,174



### AFFLUENT SEASIDE COMMUNITY

Tsawwassen, at Delta's southern tip, is known for livability, coastal recreation, and convenient connections to Greater Vancouver and Vancouver Island.



### EASY REGIONAL ACCESS

Direct access via Highway 17 and South Fraser Perimeter Road connecting to Highway 99 and the BC Ferries terminal.



### POPULATION GROWTH

Delta's population (122,000+ in 2024) is projected to grow 9.7% by 2029, with Tsawwassen alone forecasted at 23.5%.



### STRONG HOUSEHOLD INCOME

The average household income of greater than \$152,000 highlights the community's economic strength.



### DEMAND DRIVERS

- BC Ferries' Tsawwassen Terminal: 5.8M passengers, 2.5M vehicles (Q1 2024).
- Destination Retail: Tsawwassen Mills & Tsawwassen Commons (1M+ SF).
- U.S. border at Point Roberts (5 min drive).
- Recreational Amenities: Boundary Bay beaches & Tsawwassen Springs Golf Course.

## DRIVE TIMES

Destination	Distance	Driving Time
Point Roberts (U.S.)	3 km	5 min
Richmond	22 km	22 min
YVR (Airport)	26 km	25 min
Surrey	31 km	30 min
White Rock	31 km	30 min
Downtown Vancouver	33 km	35 min
Burnaby	37 km	36 min
Peace Arch (U.S. Border)	37 km	36 min
Langley	40 km	40 min



# OCP OVERVIEW

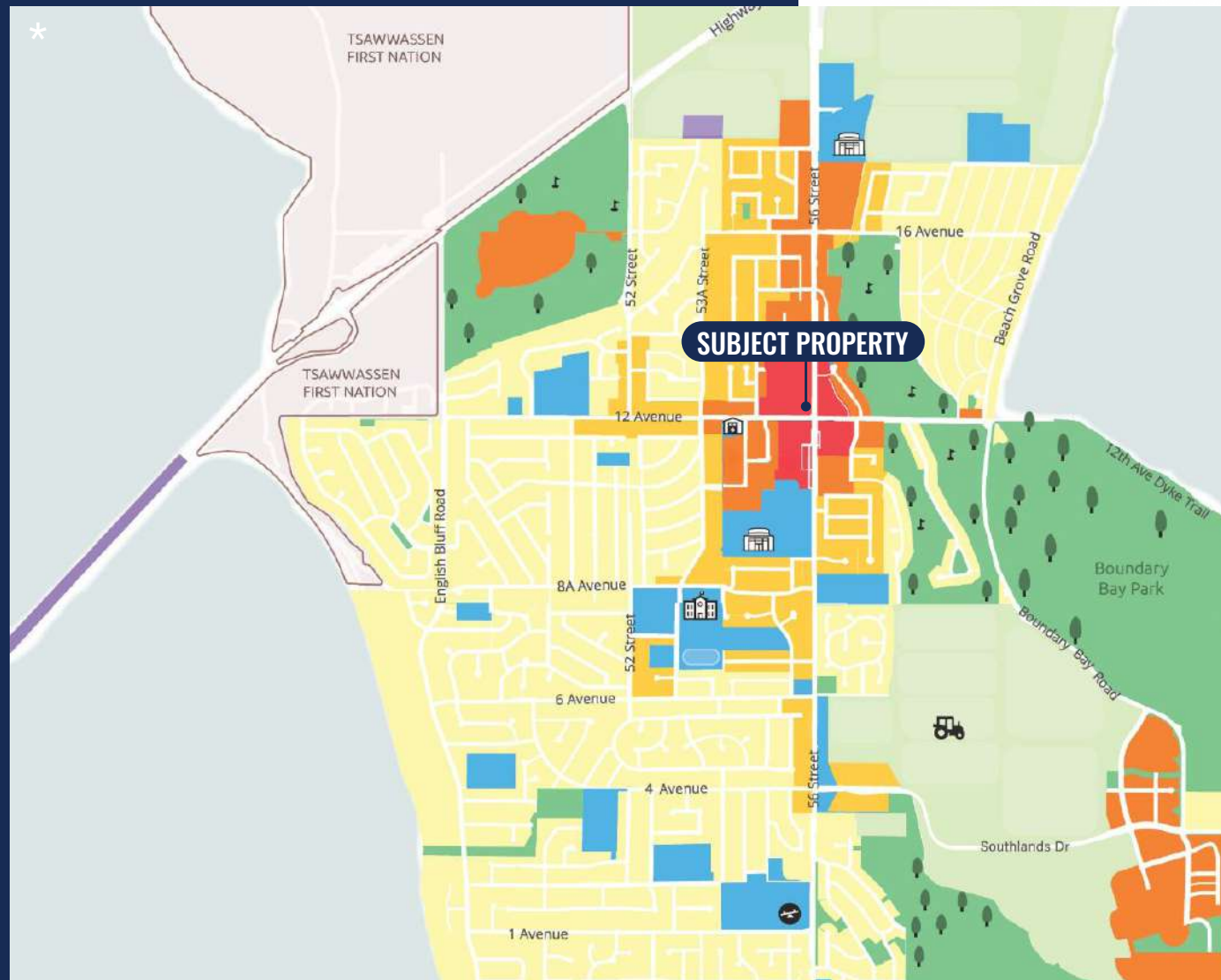
## Tsawwassen Urban Centre – Delta 2024 Official Community Plan (OCP)

The Tsawwassen Urban Centre (outlined in red) is a designated growth area in Delta's 2024 OCP, planned for mixed-use development with ground-floor commercial and residential above. The vision is a vibrant, walkable hub along 56 Street, the community's primary commercial corridor.

### SUBJECT SITE CONTEXT:

- Within the Urban Centre Land Use designation.
- Eligible for mixed-use redevelopment to maximum height and density permitted under the OCP.
- Building heights up to 24 storeys permitted with Community Amenity Contributions (CACs).
- Supports a mix of market and non-market housing above compatible commercial uses.
- Promotes active street frontages, pedestrian-friendly design, and high-quality public spaces.
- Prime location: high-visibility, walkable, with strong access to public amenities and services.

\*DRAFT OCP MAP

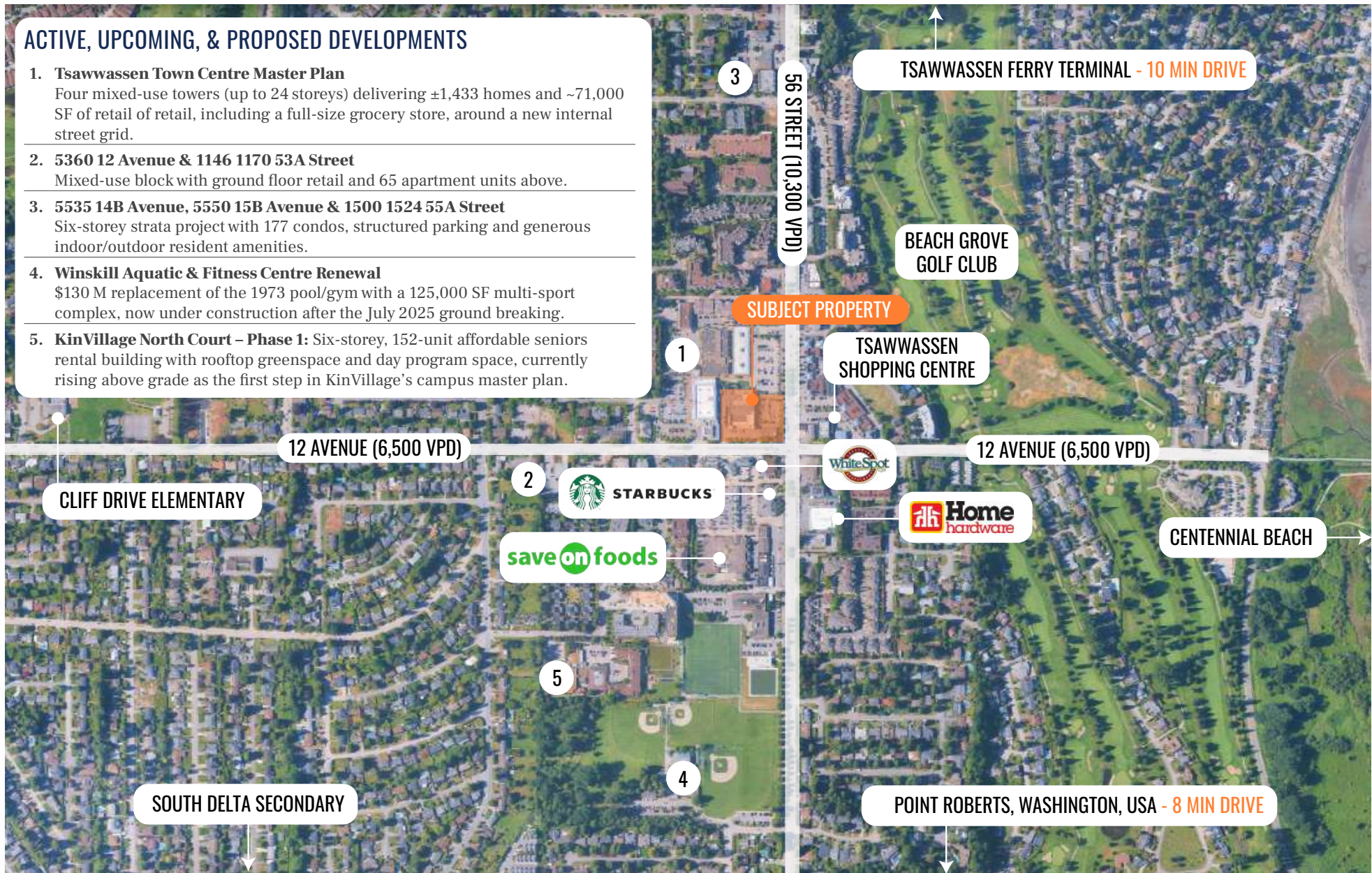




# SURROUNDING CONSIDERATIONS

## ACTIVE, UPCOMING, & PROPOSED DEVELOPMENTS

1. **Tsawwassen Town Centre Master Plan**  
Four mixed-use towers (up to 24 storeys) delivering ±1,433 homes and ~71,000 SF of retail of retail, including a full-size grocery store, around a new internal street grid.
2. **5360 12 Avenue & 1146 1170 53A Street**  
Mixed-use block with ground floor retail and 65 apartment units above.
3. **5535 14B Avenue, 5550 15B Avenue & 1500 1524 55A Street**  
Six-storey strata project with 177 condos, structured parking and generous indoor/outdoor resident amenities.
4. **Winskill Aquatic & Fitness Centre Renewal**  
\$130 M replacement of the 1973 pool/gym with a 125,000 SF multi-sport complex, now under construction after the July 2025 ground breaking.
5. **KinVillage North Court – Phase 1:** Six-storey, 152-unit affordable seniors rental building with rooftop greenspace and day program space, currently rising above grade as the first step in KinVillage's campus master plan.





# PROPERTY PHOTOS





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