

# FOR LEASE

## CITY GATE SHOPPING CENTRE

45850 YALE ROAD & 45840 CHEAM AVENUE, CHILLIWACK, B.C.

## OPPORTUNITIES IN GROCERY-ANCHORED NODE

plat:form

Join:



SHADOW ANCHORED BY:



SUBJECT PROPERTY

SUBJECT PROPERTY

CHEAM AVENUE (9,660 VPD)

YALE ROAD (38,000 VPD)

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Marcus & Millichap

# FOR LEASE

CITY GATE SHOPPING CENTRE, CHILLIWACK, B.C.

## OPPORTUNITY

City Gate Shopping Centre is a 45,764 square foot neighborhood retail plaza well located in the city centre of Chilliwack. Situated within an established retail and commercial node and easily accessible by highway and public transit, City Gate offers the opportunity to lease space in the heart of Chilliwack.

## SALIENT DETAILS

Civic Address: [45850 Yale Road, Chilliwack, B.C.](#)  
[45840 Cheam Avenue, Chilliwack, B.C.](#)

Access/Egress: Right in, right out off Yale Road and Signalized all directional off Cheam Avenue

Traffic Counts: Yale Road: 38,000 VPD  
Cheam Avenue: 9,660 VPD

Zoning: C-4 Shopping Centre Zone.  
Permits for a variety of general vehicle oriented commercial uses.

Operating Costs: \$9.87 PSF

Asking Rent: Contact Listing Agent



## AVAILABILITY

Building	Unit	Size	Timing
1	2	1,550 SF	Immediate
2	2B	1,385 SF	Immediate

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## SITE PLAN

### BUILDING 1

Unit	Size	Tenant
1	8,000 SF	Under Offer
2	1,550 SF	Available
3	1,763 SF	Ultra Wash Laundry Service
4	6,392 SF	Angry Otter Liquor

### BUILDING 2

Unit	Size	Tenant
1	2,791 SF	Dentalcorp
2a	1,385 SF	Under Offer
2b	1,385 SF	Available
2c	2,450 SF	Under Offer
3	1,000 SF	Red Swan Pizza
4	825 SF	NT Valley Nail
5	6,004 SF	Dosa Club Indian Kitchen & Bar

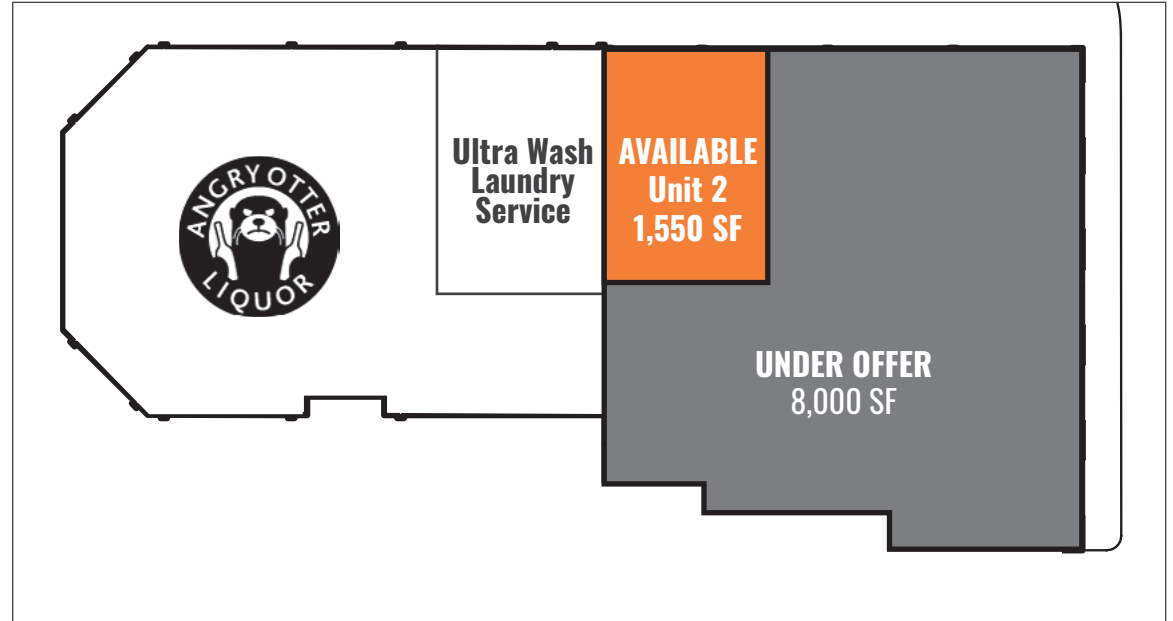
### BUILDING 3

Unit	Size	Tenant
1	12,688 SF	Envision Financial



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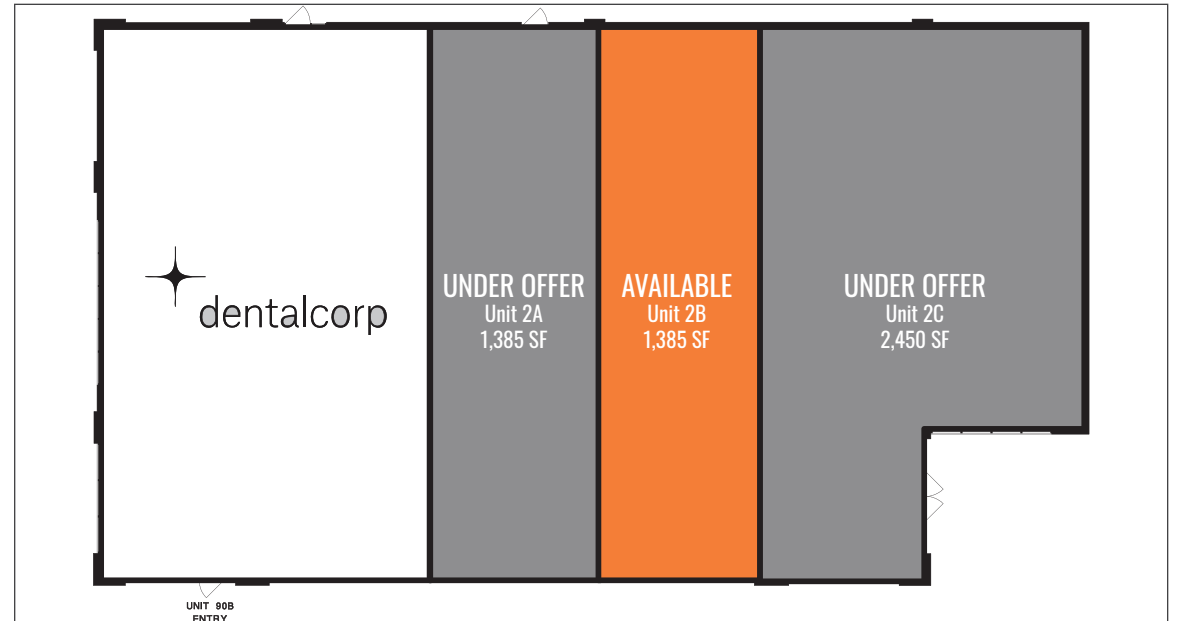


## BUILDING 1



# FOR LEASE

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## BUILDING 2



# FOR LEASE

CITY GATE SHOPPING CENTRE, CHILLIWACK, B.C.



2025 Demographics	3-Min Radius	5-Min Radius	10-Min Radius
Avg. Household Income	\$75,575	\$88,182	\$105,007
Total Population	12,918	30,413	60,276
Population Growth (2025-2030)	9.3%	5.7%	5.8%
Households	5,908	12,473	23,503

# Marcus & Millichap

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