

FOR LEASE

REVELSTOKE CROSSING, REVELSTOKE, BC

BUILD-TO-SUIT OPPORTUNITY IN
REVELSTOKE



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Marcus & Millichap

FOR LEASE

1750 TRANS-CANADA HIGHWAY, REVELSTOKE, BC

OPPORTUNITY

Revelstoke Crossing is new retail development located at 1750 Trans-Canada Highway. The commercial development offers the opportunity for retailers to join 5,000 SF of nearby new build retail, situated in the heart of Revelstoke, BC. The subject site sits between two arterial roads off Highway 1 and Victoria Road, centrally located in the designated Urban Growth Area of Revelstoke.

SALIENT DETAILS

Municipal Address: 1750 Trans-Canada Highway, Revelstoke, BC

Availability: 1,200 - 4,600 SF

Access/Egress: All directions access provided by signalized intersection off the Trans-Canada Highway

Traffic Counts: Trans-Canada Hwy - 12,499 VPD

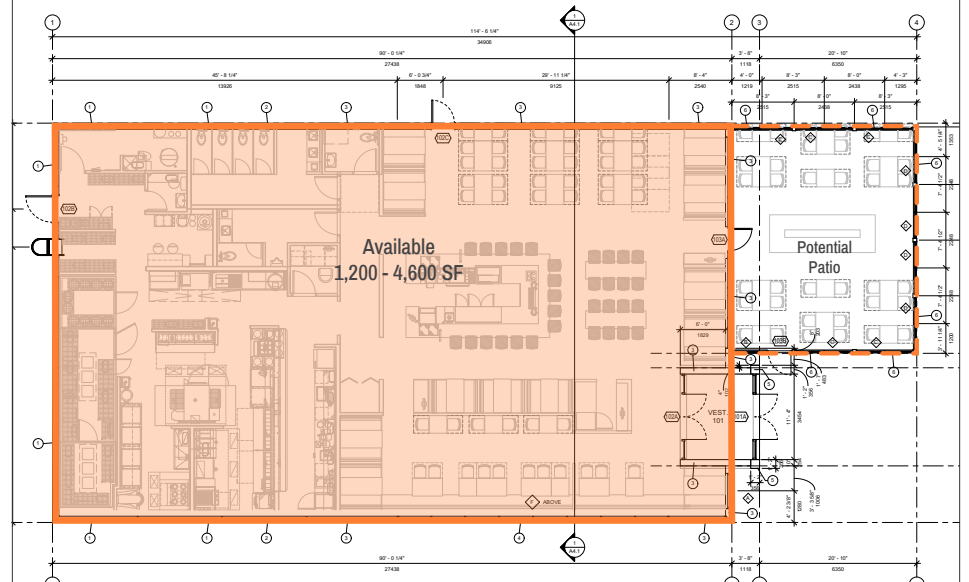
Parking: Access to 101 shared parking stalls

Timing: 12-18 months from a binding deal

Additional Rent: Please contact listing agent

Asking Price: Please contact listing agent

FLOOR PLAN



REVELSTOKE

Revelstoke is located in the Columbia Shuswap region of British Columbia, approximately 641 km east of Vancouver and 415 km west of Calgary. The city is situated on the banks of the Columbia River just south of the Revelstoke Dam. Revelstoke's economy has traditionally been tied to the transportation industry with both the Canadian Pacific Railway and the Trans-Canada Hwy passing through the city. The economy has diversified significantly in recent years as mining, forestry, and tourism have become increasingly important. Revelstoke's central location and proximity to established ski hills, lakes and the Columbia River makes it a highly desired destination for vacationers throughout the summer and winter months.

HIGHLIGHTS



Exceptional access and exposure off Trans-Canada Highway with over 12,499 vehicles per day



Ample on site parking



Immediate area retailers include: Dairy Queen, Tim Hortons, McDonald's, A&W, Starbucks, and Subway

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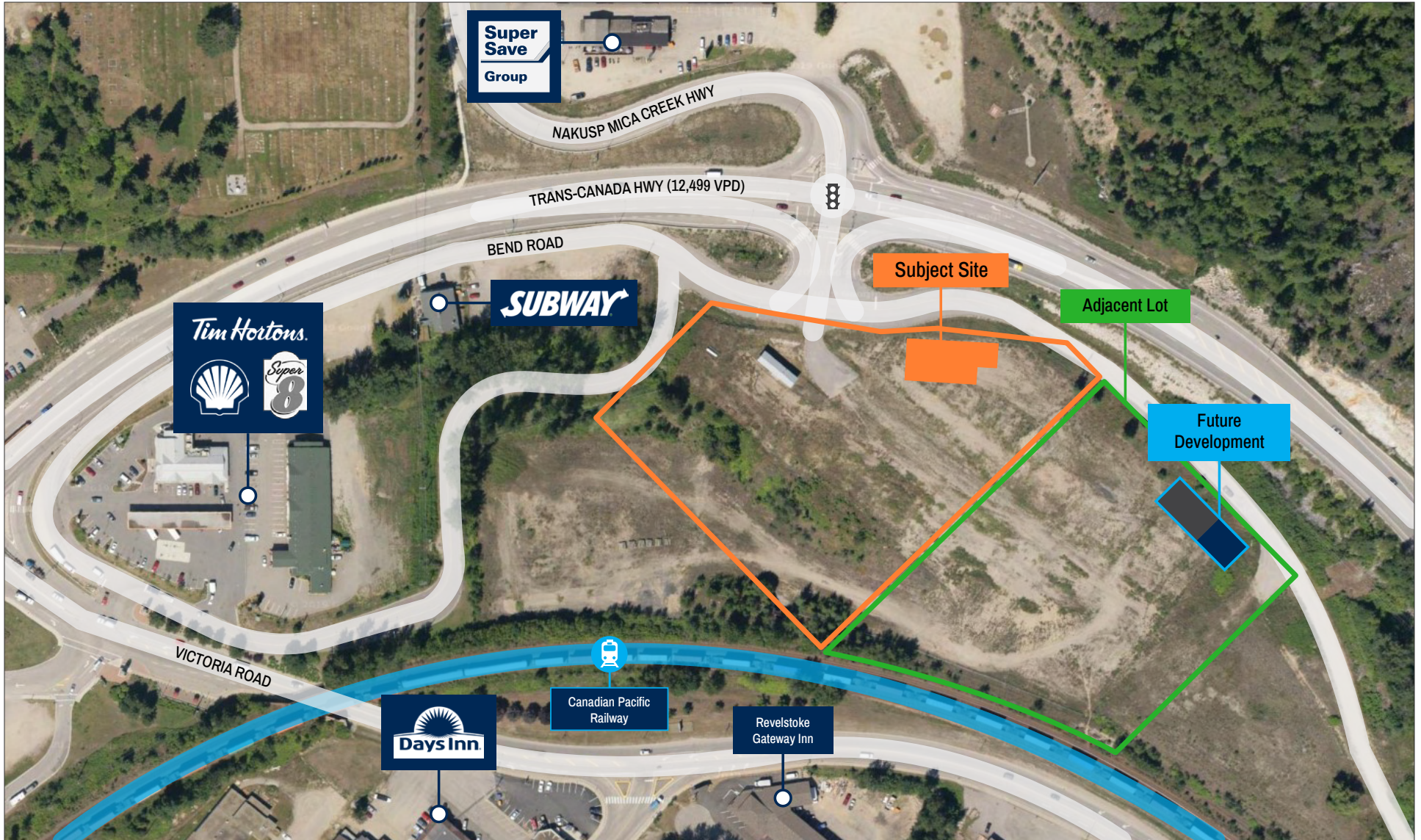
1750 TRANS-CANADA HIGHWAY, REVELSTOKE, BC

SITE PLAN



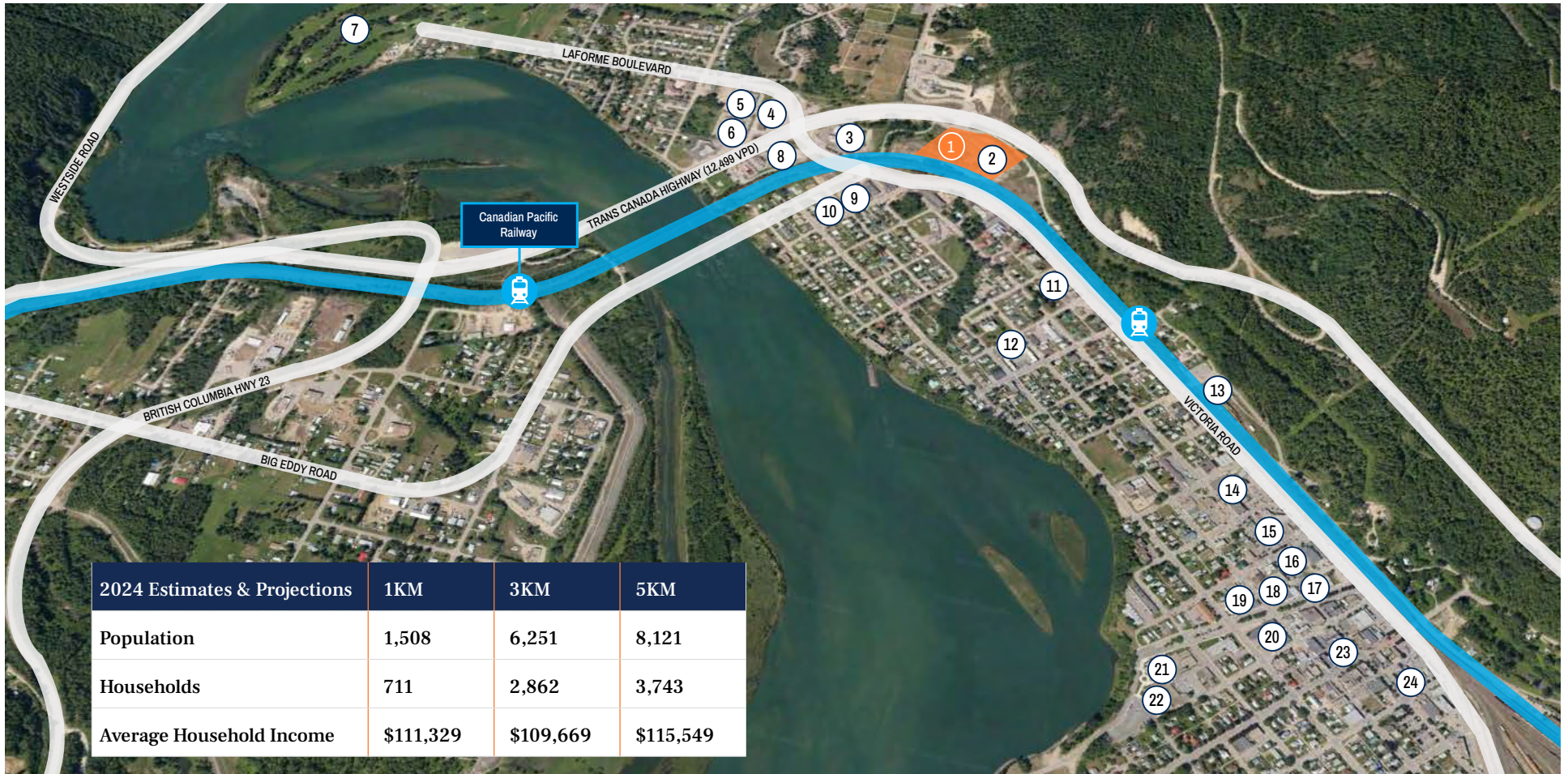
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|--|---|---|----------------------------|--|
| 1. Subject Site | 6. Denny's | 11. Swiss Chalet, Esso | 16. Pharmasave | Aquatic Centre |
| 2. Adjacent Lot | 7. Revelstoke Golf Club | 12. Alpine Inn & Suites | 17. BC Liquor Store | 22. Revelstoke Library |
| 3. Tim Hortons, Shell, Super 8, Subway | 8. A&W, McDonald's, Starbucks, Petro-Canada | 13. Revelstoke Railway Museum | 18. Home Hardware | 23. RBC, Selkirk Medical Group, The Roxy Theatre, Revy Outdoors, Revelstoke Credit Union, Nico's Pizza |
| 4. Chevron | 9. Monashee Lodge | 14. Save-on-Foods, Revelstoke Family Pharmacy | 19. The Cube | |
| 5. Best Western, Sandman | 10. Days Inn & Suites | 15. Lordco, Petro-Canada, TD | 20. Powder Springs Inn | |
| | | | 21. Revelstoke Community & | |

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