

Brand-New Retail at Fraser Gateway

43949 INDUSTRIAL WAY, CHILLIWACK, BC

FOR LEASE

ONE UNIT REMAINING
(POSSIBLE DEMISE)



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TETRA
REALTY ADVISORS

DENCITI
development corp.

FOR LEASE

43949 Industrial Way
Chilliwack, BC

Salient Details

MUNICIPAL ADDRESS
43949 Industrial Way, Chilliwack, BC

ZONING
CS2 - Tourist Commercial

UNITS AVAILABLE
CRU 107A: 1,563 SF
CRU 107B: 1,300 SF
2,863 SF (Total)

PARKING
220 Stalls (2.2 stalls/1,000 SF)

TRAFFIC COUNTS
Over 64,000 VPD (Hwy 1)

ASKING RENT
Please Contact Listing Agent

ADDITIONAL RENT
\$10.50 PSF

TIMING
Immediate

Opportunity

Tetra Realty Advisors Inc. is pleased to present two retail units for lease at Fraser Gateway Centre in Chilliwack, BC.

Positioned directly across from the 8-acre Fraser Gateway Light Industrial development, this location offers exceptional exposure to a growing employment hub. With direct access to the first major commercial interchange entering Metro Vancouver and the Lower Fraser Valley, the site benefits from strong commuter traffic, nearby hotels, and surrounding businesses.

Fraser Gateway is emerging as a key node for industrial, commercial, and service-based users—offering an ideal location for retailers looking to capitalize on momentum in the area.

Highlights



Located at the first major commercial interchange entering Metro Vancouver and the Lower Fraser Valley.



Next to Light Industrial Development (8 Acres).



Complimented by daily needs retail: Tim Hortons drive-thru, Angry Otter Liquor, Firehouse Subs, Freshslice Pizza, amongst others.



Adjacent to brand new 150-room Marriott Hotel.



Strong daily exposure: **64,000+ vehicles** along Highway 1.

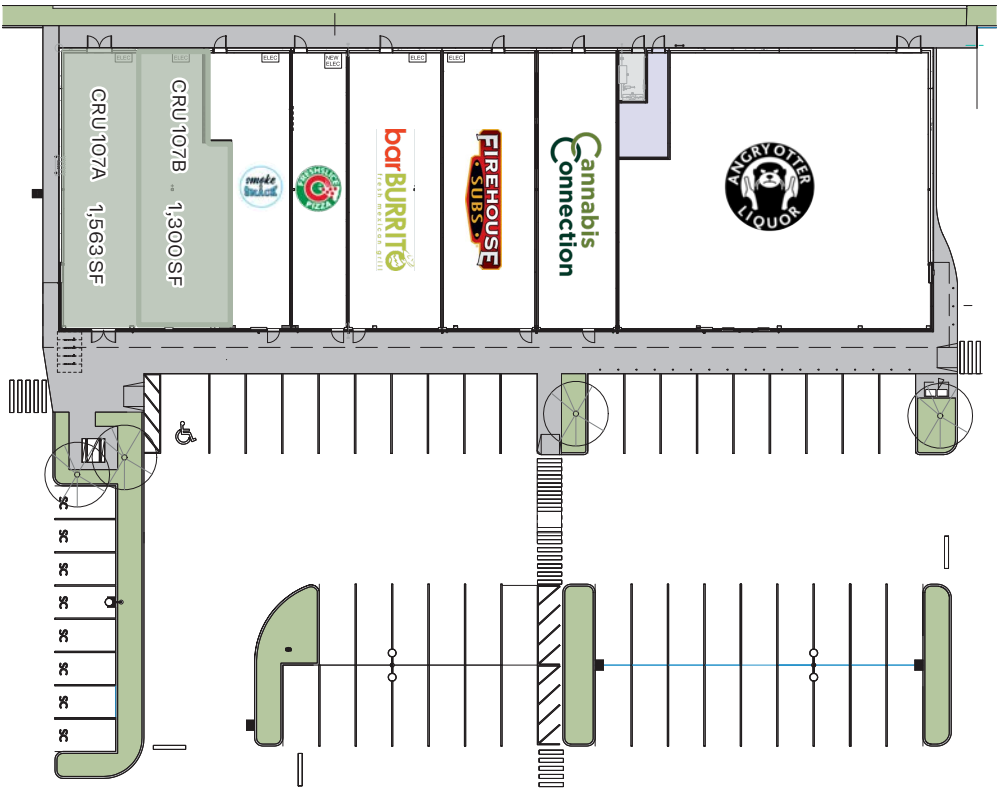


Ideal for **food, medical, personal services**, and other convenience-oriented uses.

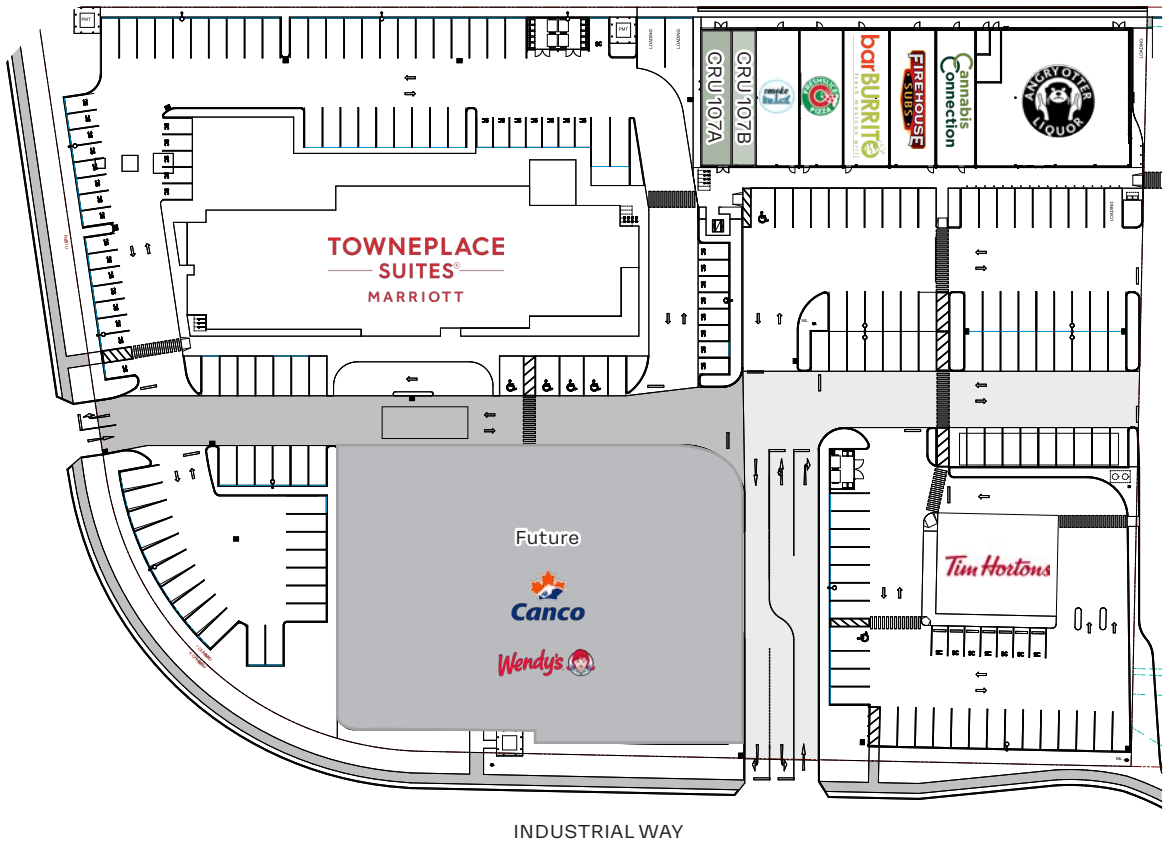


Serves a growing trade area, with **2,100+** new homes planned for nearby Chilliwack Mountain.

Site Plan



Leasing Plan



Market Overview

Chilliwack is one of the fastest-growing communities in British Columbia

Population of approximately 100,000, with continued residential growth and strong in-migration from the Greater Vancouver area

Strategically located for business and logistics:

- Immediate access to Highway 1, the US border, and international freight corridors
- Chilliwack Airport (YCW) supports corporate and cargo aviation with full-service FBO and daily flights to Vancouver, Kelowna, Prince George, Edmonton, Calgary and more

Serves a regional market over 3 million people

Key industries include Agriculture, Manufacturing, and Construction

Demographics

92,711

Total Population

16.3%

Population Increase
Over Next 10 Years

63,051

Total Daytime
Population

36,966

Total Households

\$98,953

Average Household
Income

41

Average Age





Contact us for more information.

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