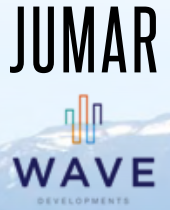


NOW LEASING

FLEXIBLE RETAIL OPPORTUNITIES IN NEW MIXED-USE DEVELOPMENT



38358-38334 BUCKLEY AVENUE, SQUAMISH, B.C.

1 UNIT REMAINING | 933 SF



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OPPORTUNITY

Built by Wave Developments, Jumar is a 7-storey, mixed-use development which anchors the gateway to Downtown Squamish. Jumar is located at a signalized intersection on the northwest corner of Buckley and Cleveland Avenue, with prominent exposure to all traffic flowing from the Sea-to-Sky Hwy.

The residential component is comprised of 6 storeys, with over 100 residences. The commercial component is nearly fully leased, with only 1 CRU remaining. Don't miss this great opportunity to join the retail mix with uses consisting of daycare, restaurant, spa, and veterinary clinic.



SALIENT DETAILS

Unit Sizes:	933 SF
Availability:	Immediate
Zoning:	C-4 Downtown Commercial Zone - A wide range of commercial uses are permitted.
Parking:	Ample surface commercial parking available.
Asking Rent:	Contact Listing Agents
Additional Rent:	Contact Listing Agents
	Buckley Ave: +18,000 vehicles/day
Traffic Counts:	Sea-to-Sky Highway: +7,000,000 vehicles/year (+22,000 VPD) +25,000 VPD from July-August



JUMAR, SQUAMISH



HIGHLIGHTS



One of B.C.'s fastest growing youth population in B.C., with a 19.9% population growth within a 1km radius



Over 7 million vehicles on the Sea-to-Sky Highway annually



High exposure, intercepting all traffic flowing to and from the Sea-to-Sky Highway

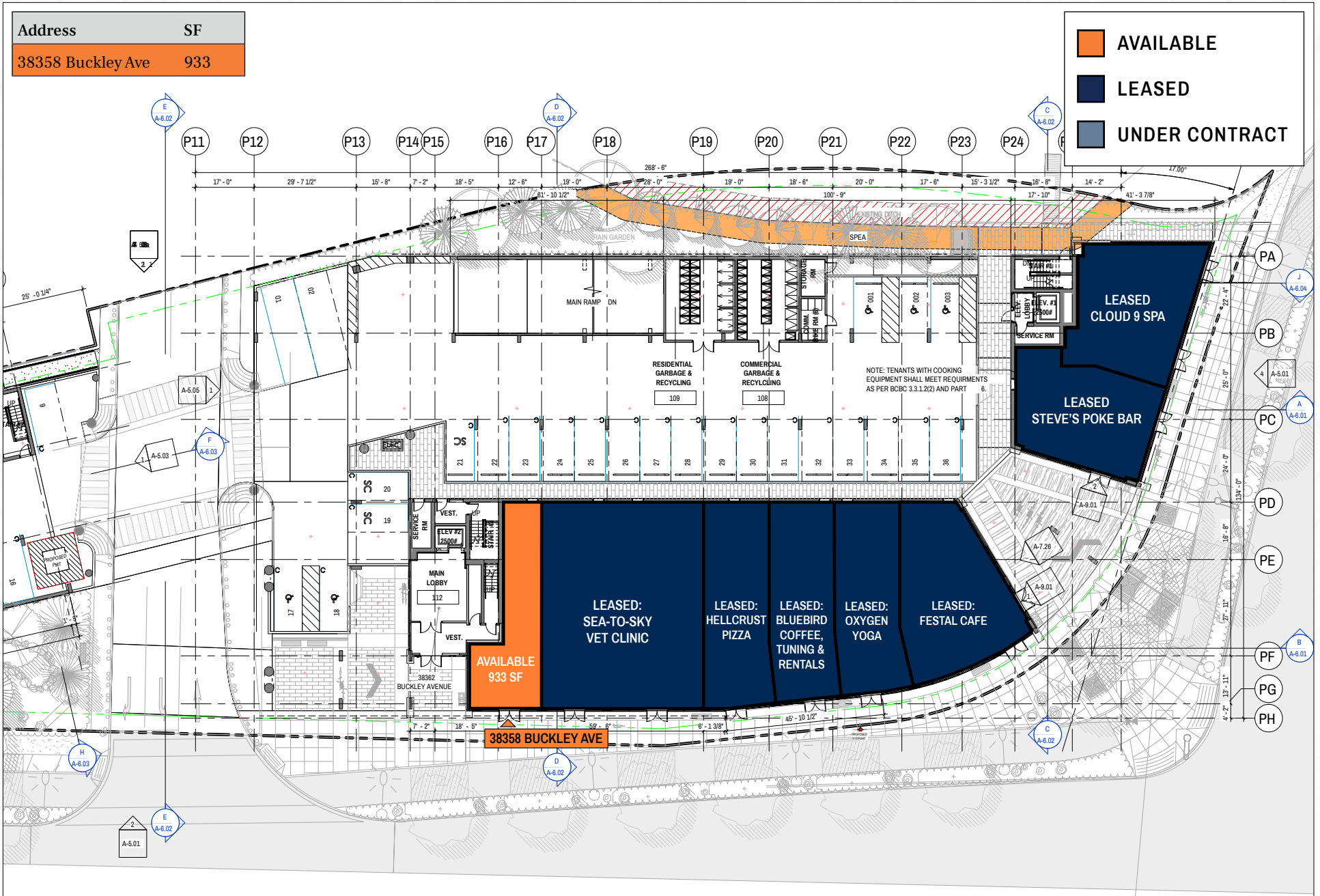


Buckley Avenue is the main connector to downtown Squamish for local residents who wish to avoid highway congestion

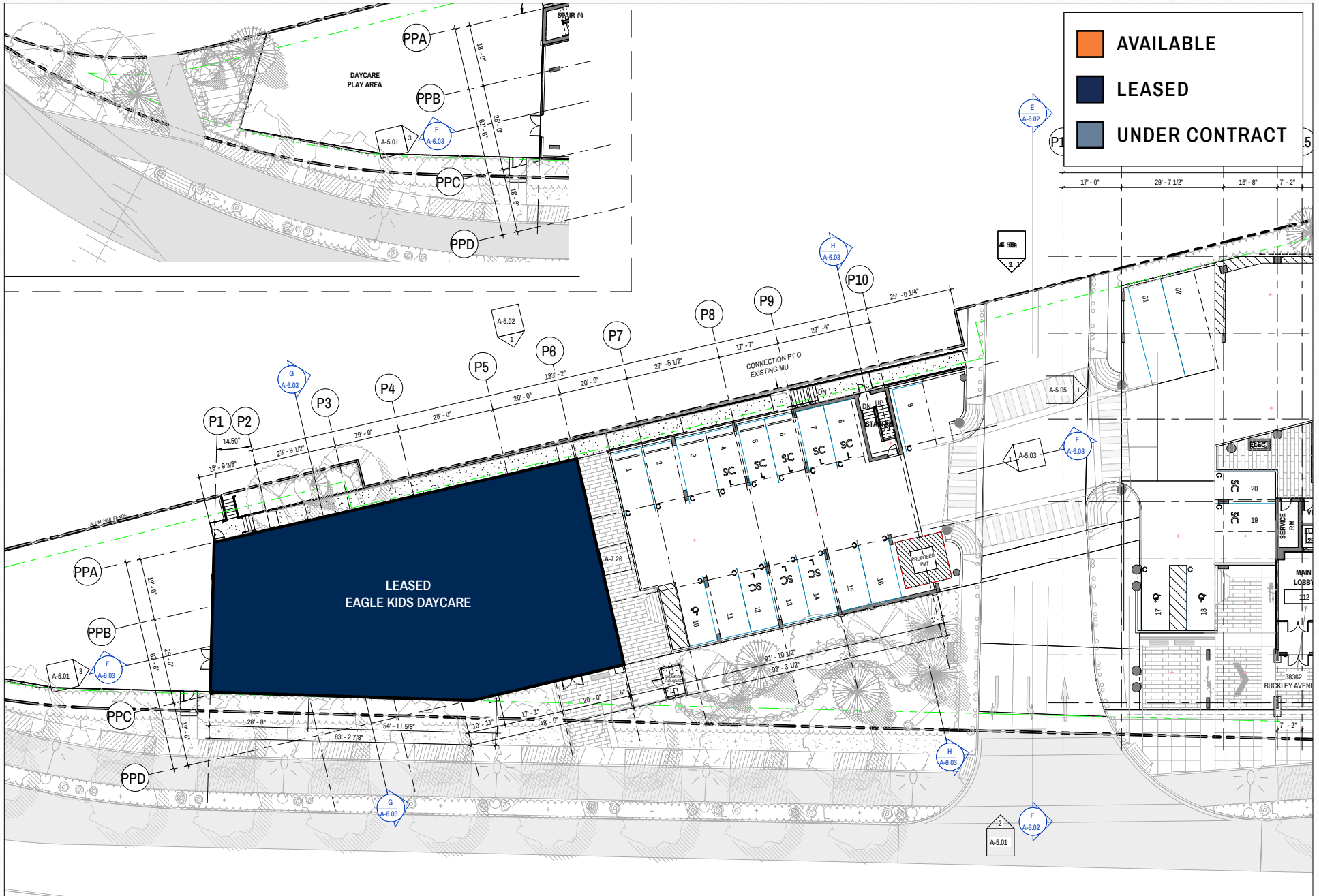


Complimentary tenants within Jumar include a day care, veterinary clinic, a wellness clinic, food & beverage, and ski/snowboard tuning & rentals.

SITE PLAN



SITE PLAN



LOCATION OVERVIEW



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