

# FOR LEASE

RETAIL OPPORTUNITIES AVAILABLE IN  
CHILLIWACK'S STRONGEST RETAIL NODE

7560 VEDDER ROAD, CHILLIWACK, B.C.



CHILLIWACK

Chilliwack  
Municipal Airport

Molson Coors  
Canada Brewery

TRANS CANADA HIGHWAY (58,380 VPD)

REAL CANADIAN  
SUPERSTORE  
BEST BUY

SUBJECT SITE

DOLLAR TREE

VEDDER ROAD (37,136 VPD)

LUCKAKUCK WAY (19,680 VPD)

Cottonwood Centre  
save on foods  
LONDON DRUGS  
OLD NAVY  
Vancity  
TD  
Earls  
DOLLARAMA  
CIBC

Chilliwack Mall  
SPORTCHEK  
SAFWAY  
WINNERS

Marcus & Millichap

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# OPPORTUNITY

Located directly off of Vedder Road and within close proximity to Trans-Canada Hwy, the Subject Site is ideally positioned in the epicenter of Chilliwack's strongest commercial node, giving retailers an opportunity to establish a strong presence within the community.

The Subject Site can accommodate one additional big box tenant or two mid box tenants with additional smaller CRUs, offering ample parking and high visibility off of Vedder Road, Luckakuck Way and Knight Road.

# SALIENT DETAILS

**Municipal Address:** 7560 Vedder Road, Chilliwack, B.C.

**Availability:** 2,000 SF – 39,000 SF  
See subsequent pages for demising options.

**Timing:** Estimated to be Q2 2025

**Zoning:** CSM

**Parking:** 285 stalls

**Traffic Counts:** +37,136 VPD via Vedder Road  
+19,680 VPD via Luckakuck Way  
+8,107 VPD via Knight Road


**Access/Egress:** Left/right in/right out from Vedder Road and Knight Road

**Additional Rent:** Contact Listing Agents

**Asking Rent:** Contact Listing Agents



# HIGHLIGHTS

 The Subject Site will service a population of over 25,000 people within a 3km radius, with an average household income of \$90,873

 Chilliwack is the second largest fastest growing city in the Fraser Valley Regional District, projected to grow at a rate of 8.8% over the next five years

 Subject to exceptional exposure onto Vedder Road & Luckakuck Way with close proximity to Hwy 1

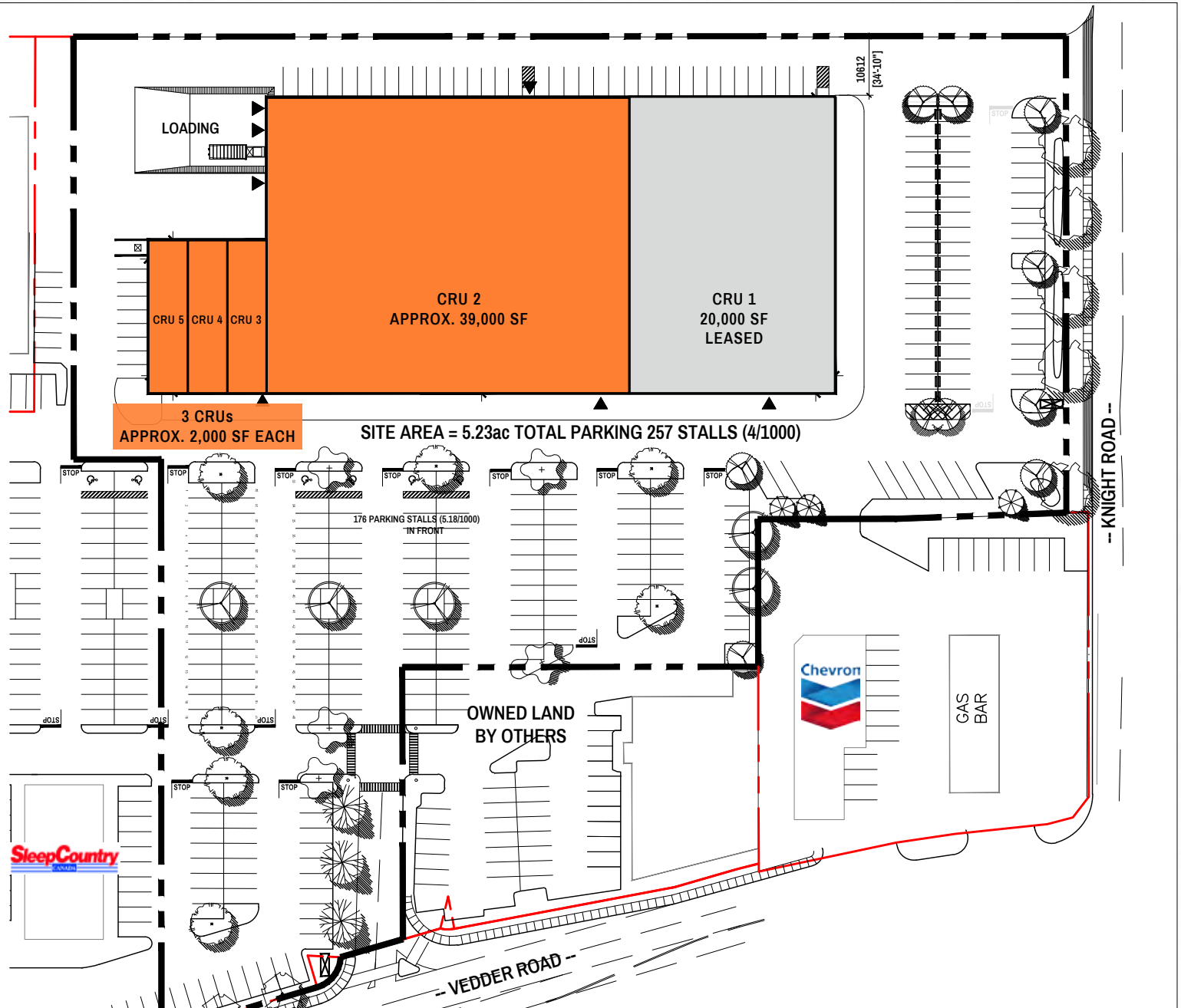
 Situated in the heart of the Sardis-Vedder region of Chilliwack, a corridor community, rich with well-established retailers

# DEMISING SCENARIO "A"

Unit	Size
CRU 1	20,000 SF
CRU 2	~39,000 SF
CRU 3	~2,000 SF
CRU 4	~2,000 SF
CRU 5	~2,000 SF

AVAILABLE

LEASED

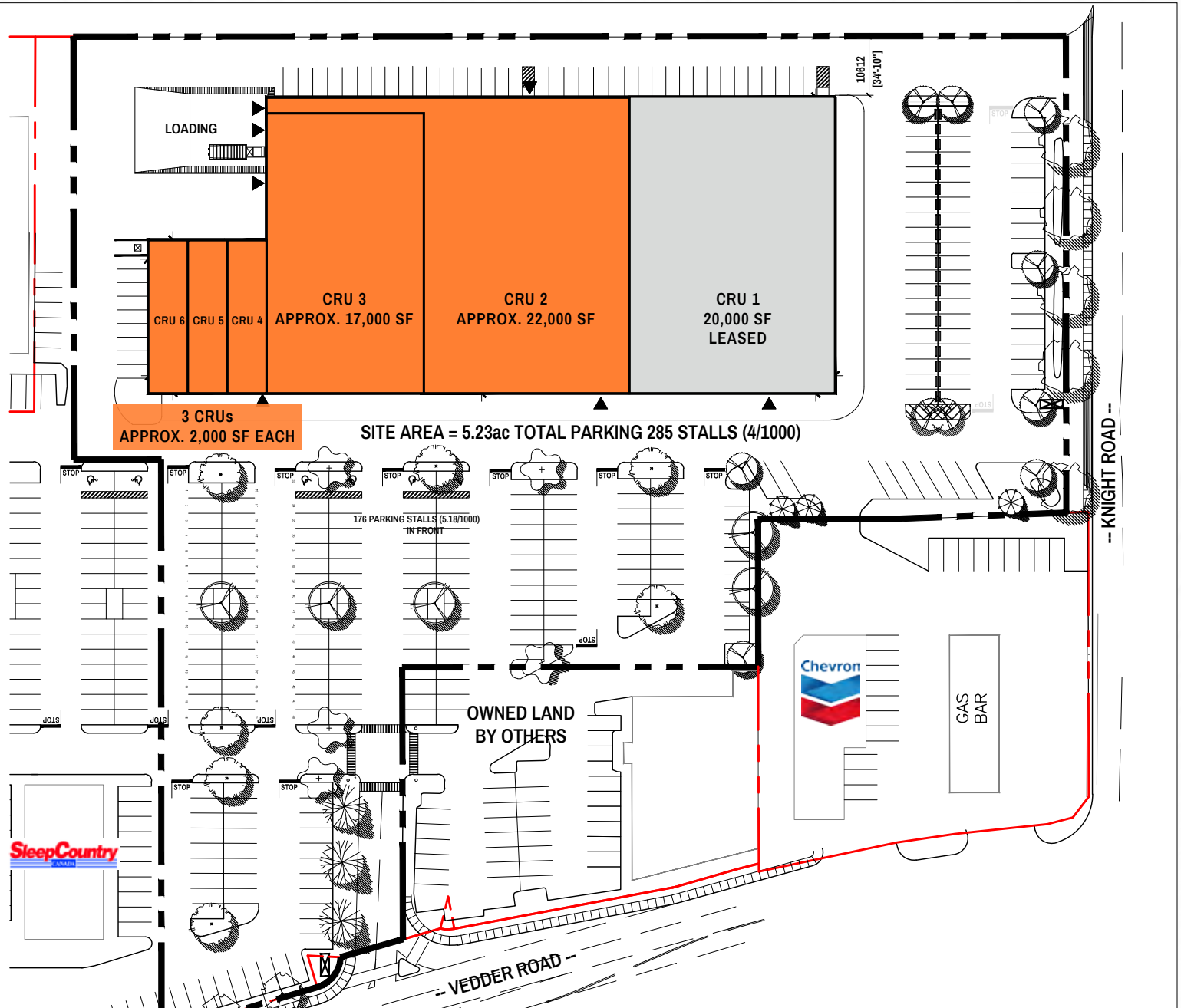


# DEMISING SCENARIO "B"

Unit	Size
CRU 1	20,000 SF
CRU 2	~22,000 SF
CRU 3	~17,000 SF
CRU 4	~2,000 SF
CRU 5	~2,000 SF
CRU 6	~2,000 SF

AVAILABLE

LEASED



# LOCATION OVERVIEW



- |                            |   |  |                              |                    |
|----------------------------|---|--|------------------------------|--------------------|
| 1. <b>Subject Property</b> | 7. Chilliwack Mall: Safeway, Sport Chek, Winners, Reitmans, BMO | 12. Coast Capital Savings  | Dollarama, Club 16, TD Bank  | 20. White Spot     |
| 2. Sleep Country           | 8. Tim Hortons  | 13. Fabricland, BC Cannabis  | 15. Real Canadian Superstore | 21. Taco Bell, KFC |
| 3. Dollar Tree             | 9. Mark's   | 14. Cottonwood Centre: Canadian Tire, Save-On-Foods, Starbucks, Vancity, Earls, Burger King, London Drugs, | 16. Tim Hortons              | 22. The Brick      |
| 4. Prospera Credit Union   | 10. Pizza Hut   |  | 17. Best Buy                 | 23. Boston Pizza   |
| 5. Husky                   | 11. Shell   |  | 18. Envision Financial       | 24. Subway         |
| 6. Wendy's                 |   |  | 19. Ricky's All Day Grill    | 25. McDonald's     |

# Marcus & Millichap

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