

FOR LEASE

8993 - 8989 Young Road, Chilliwack, B.C.

FIXTURED RETAIL UNITS IN THE HEART OF CHILLIWACK

506 SF - 2,856 SF



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OPPORTUNITY

Situated in a vibrant C2 commercial zone, these 506 SF - 2,856 SF retail units align perfectly with Chilliwack's community vision. The village quarter designation is focused on building a vibrant, pedestrian, friendly community.

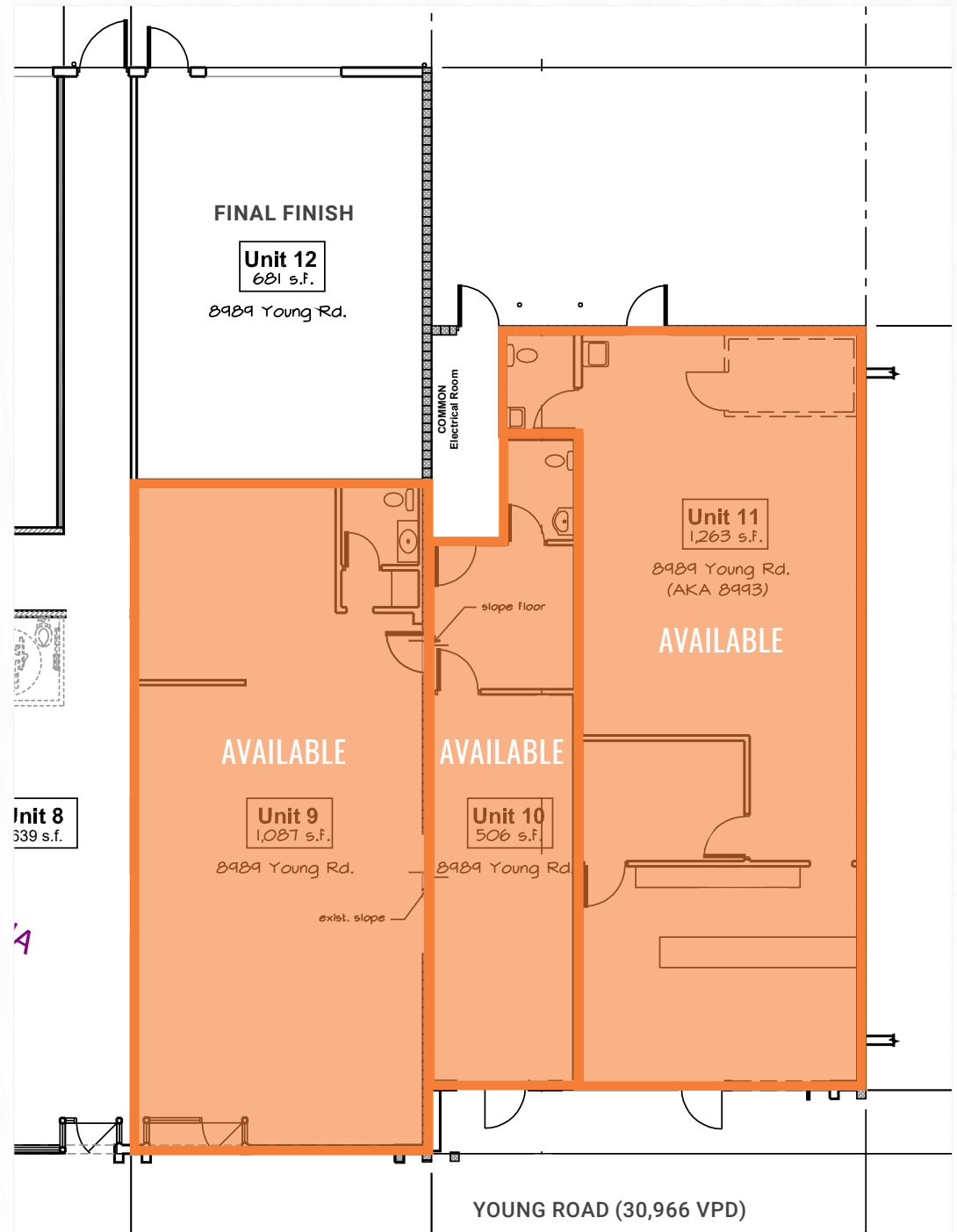
With 52 parking stalls, accessibility is a breeze. Embrace a walk score of 94, surrounded by local amenities. Join us in shaping the future of Chilliwack.

SALIENT DETAILS

Municipal Address:	8993-8989 Young Road, Chilliwack, B.C.
Availability:	Unit 9: 1,087 SF Unit 10: 506 SF Unit 11: 1,263 SF
Timing:	Immediate
Zoning:	C2
Parking:	52 shared stalls
Traffic Counts:	30,966 VPD along Young Road
Additional Rent:	\$6.00 PSF (2024 est.)
Asking Rent:	Contact Listing Agents





8993 YOUNG ROAD



LOCATION HIGHLIGHTS

 Trans-Canada Highway provides access to Metro Vancouver to the west and BC's interior market to the east

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

 Strategically positioned for business success and community engagement

 A walk score of 94 with close proximity to District 1881

AREA DEMOGRAPHICS

1 KM Population: 667
 # of Households: 329
 Avg Household Income: \$63,979

3 KM Population: 12,624
 # of Households: 6,038
 Avg Household Income: \$64,378

Chilliwack Population: 121,057
 # of Households: 46,814
 Avg Household Income: \$94,211



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