

A photograph of a modern commercial building's exterior. The building features large, multi-paned glass windows with dark frames. The ground floor is finished with a brick base. The sky is clear and blue, and the reflection of the surrounding environment is visible in the glass.

#100 - 5580 Vedder Road | Chilliwack, BC

FOR LEASE | High Exposure Retail Space in Chilliwack's Garrison Neighbourhood

Opportunity to lease 1,175 SF retail units in a prime, high-exposure location in the Sardis Garrison area. Offered in warm shell condition, these units provide an exceptional opportunity to establish or expand your business in one of Chilliwack's most vibrant, populated, and affluent neighbourhoods.

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#100 - 5580 Vedder Rd

Chilliwack, BC

Property Details

| | |
|------------------------|---|
| Unit Sizes | 1,175 SF |
| PID | 024-211-206 |
| Net Rent | Contact agent |
| Additional Rent | \$16.16/SF (2025 estimate) |
| Availability | Immediately |
| Parking | Shared Lot + Staff Lot |
| Other Tenants | Starbucks, Papa John's, Noodlebox, Butcher, Realty Brokerage, and Mortgage Broker |

Location

This retail space is located at Garrison Corner in the heart of Chilliwack's most exciting area. Minutes from both Highway 1 and Cultus Lake, the location has excellent exposure and street visibility along a high-trafficked route. A dense surrounding population ensures a large client base as well as close proximity to all amenities, schools, and recreational activities.

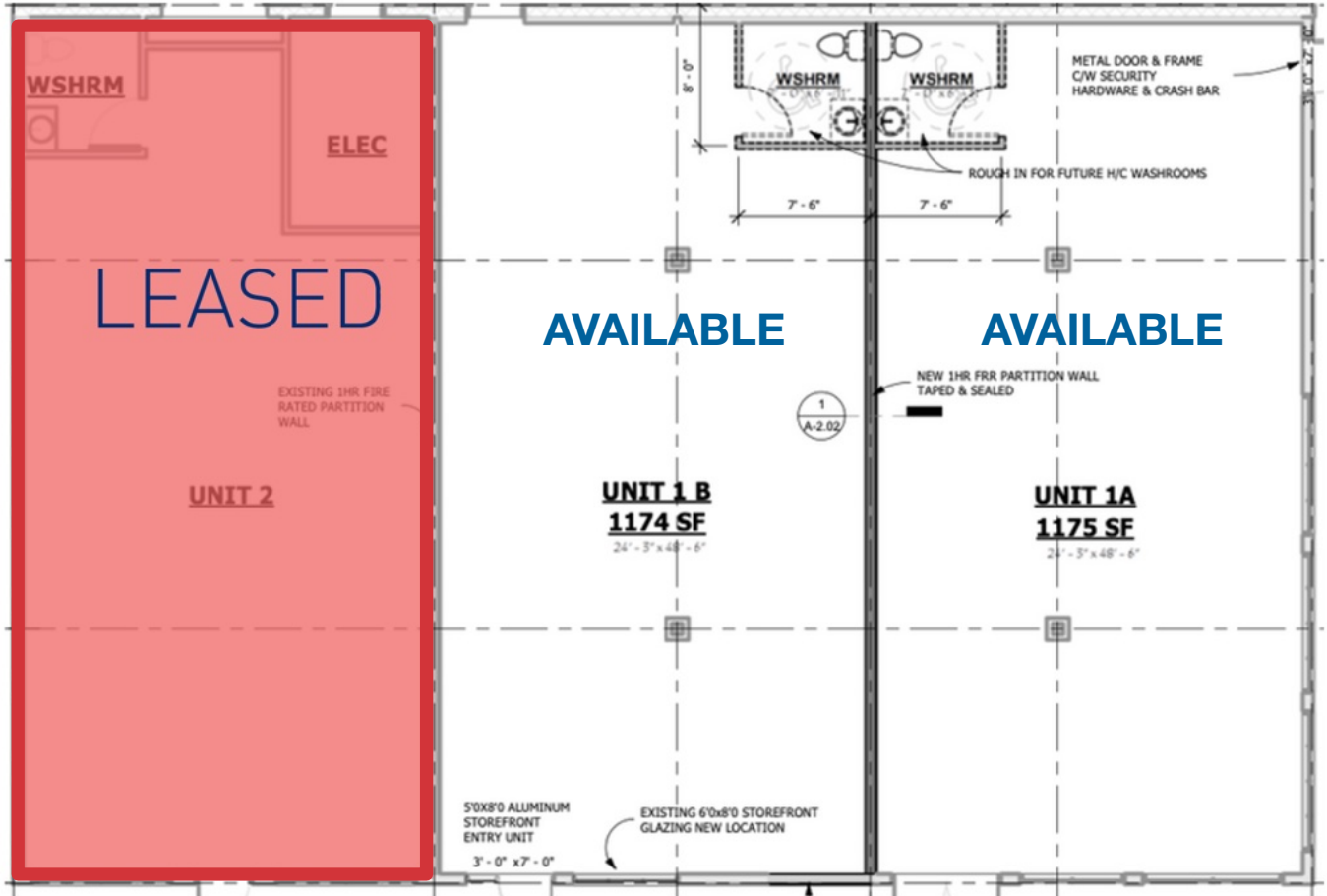
Highlights

- ▶ Daytime traffic exceeds 25,000 vehicles per day
- ▶ Shared customer parking plus a separate designated staff parking area provides ample on-site parking
- ▶ Well-known shopping plaza with an established tenant mix, ensuring consistent foot traffic and a stable business environment



Floor Plan

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KEITH WILSON RD

100 - 5880
VEDDER RD

VEDDER RD

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