

FOR LEASE

COTTONWOOD CENTRE
45585 LUCKAKUCK WAY, CHILLIWACK, BC

LARGE FORMAT & BUILD-TO-SUIT
DRIVE-THRU OPPORTUNITIES

Join:     
   



Jack Allpress* 604 638 1975 JAllpress@MarcusMillichap.com
David Morris* 604 638 2123 David.Morris@MarcusMillichap.com

*Personal Real Estate Corporation

Marcus & Millichap

FOR LEASE

COTTONWOOD CENTRE, CHILLIWACK, BC

CHILLIWACK



Chilliwack is the second largest and fastest growing city in the Fraser Valley Regional District, projected to grow at a rate of 8.6% over the next five years



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

HIGHLIGHTS



Cottonwood Centre is located directly off the highly trafficked interchange of Trans-Canada Highway and Vedder Road in Chilliwack, BC



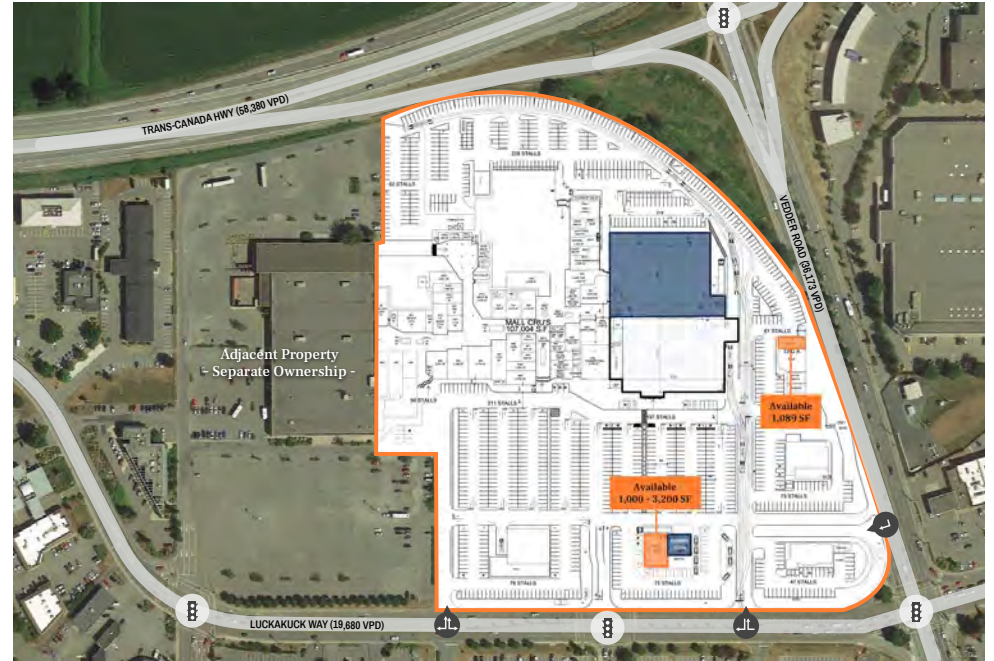
Anchor tenants include Save On Foods, London Drugs, Dollarama, Starbucks, Earl's Restaurant, TD, VanCity, and BCAA



Subject Site experiences exceptional frontage onto Trans-Canada Highway, offering additional exposure



Chilliwack Municipal Airport is located under 4 km from Cottonwood Centre



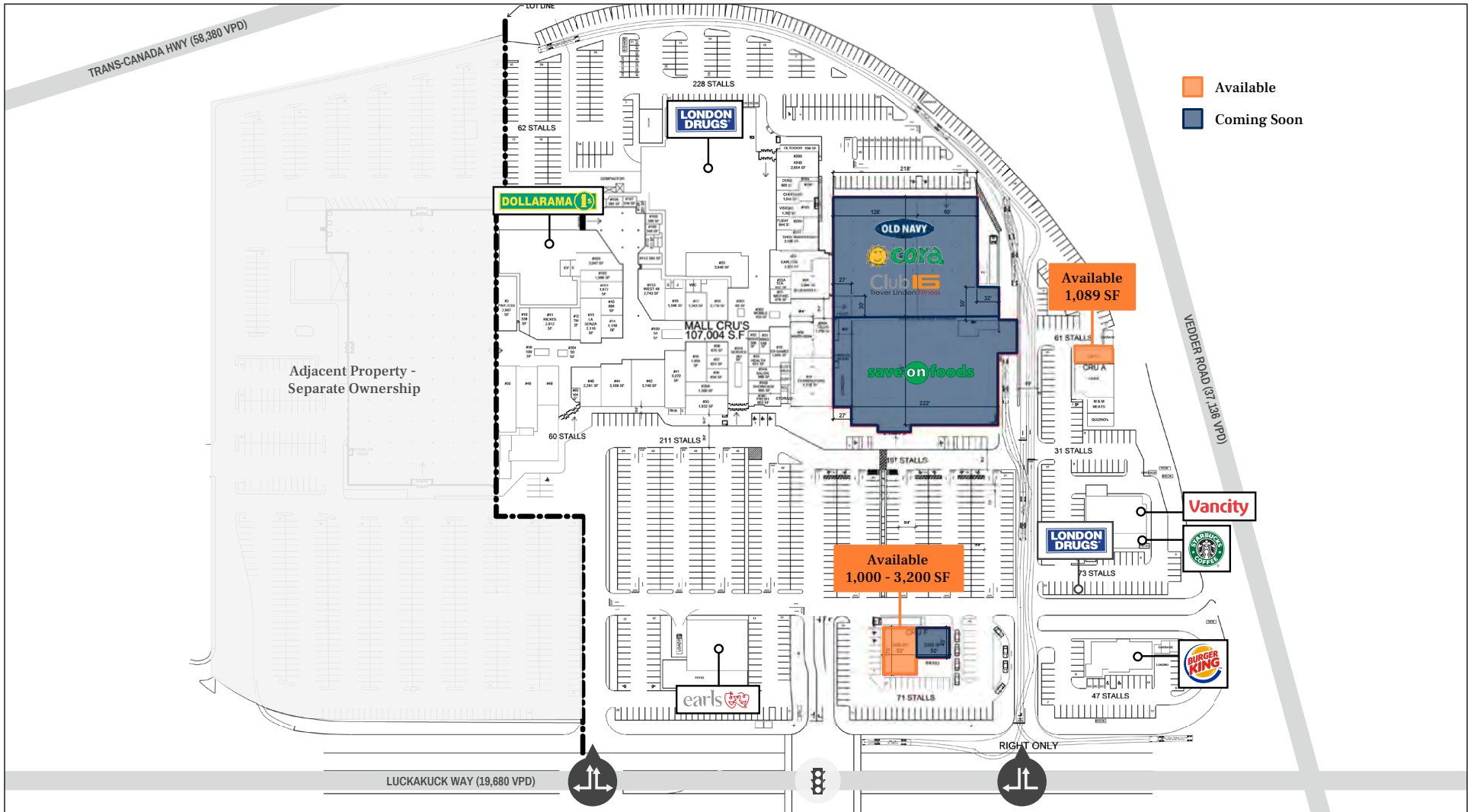
SALIENT DETAILS

Municipal Address:	45585 Luckakuck Way, Chilliwack, BC
Availability:	1,000 SF - 3,200 SF (up to 20,000 SF can be made available)
Parking:	1,117 Parking Stalls
Access/Egress:	<ul style="list-style-type: none">Two fully-signalized intersections off Luckakuck WayRight on from Vedder RoadAll directions access off Luckakuck Way
Traffic Counts:	<ul style="list-style-type: none">Vedder Road - 37,136 VPDLuckakuck Way - 19,680 VPDHighway 1 - 58,830 VPD
Zoning:	C4 (Shopping Centre) Click Here For More
OCP:	General Commercial Click Here For More
Timing:	Immediate - Mid 2021
Additional Rent:	Contact Listing Agent
Asking Rent:	Contact Listing Agent

FOR LEASE

COTTONWOOD CENTRE, CHILLIWACK, BC

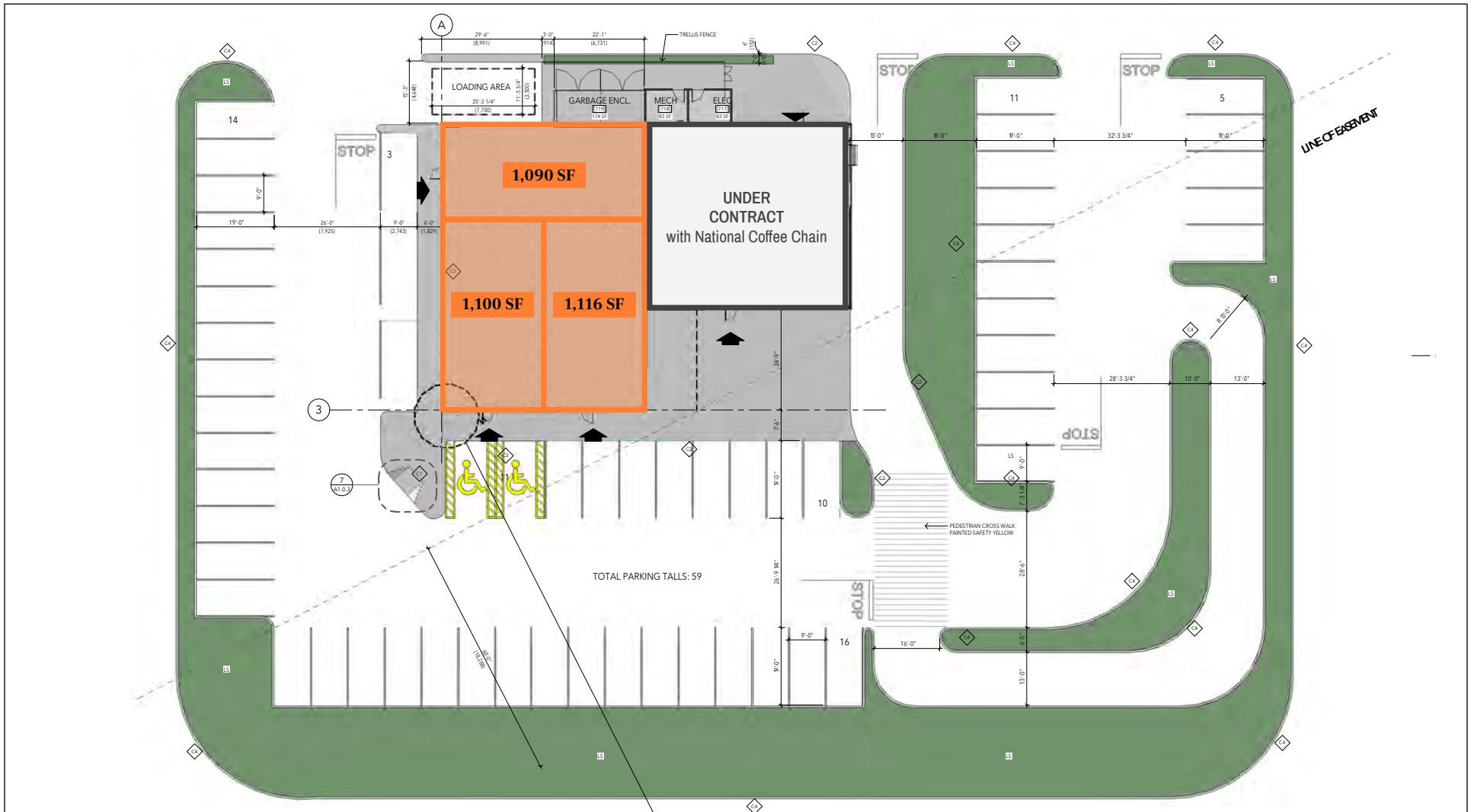
SITE PLAN



FOR LEASE

COTTONWOOD CENTRE, CHILLIWACK, BC

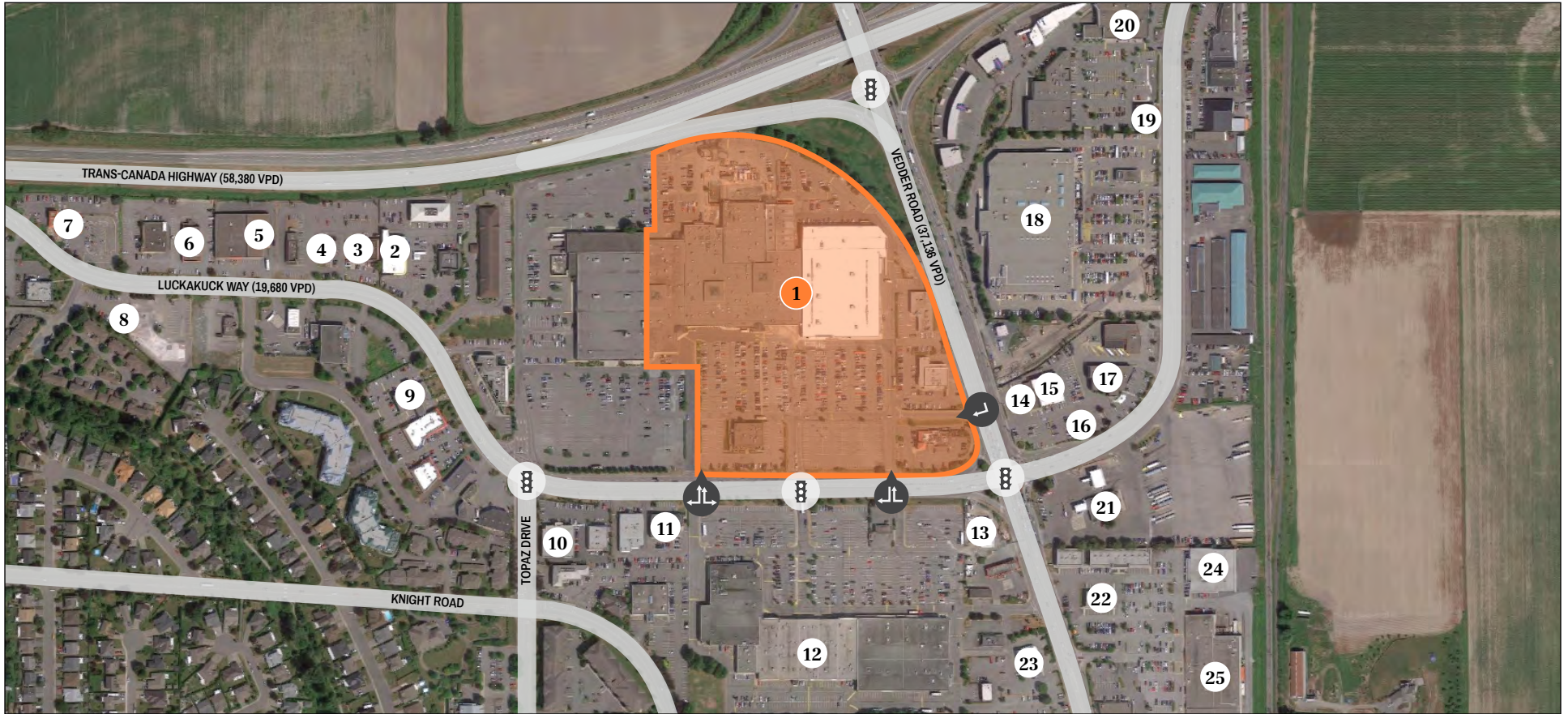
SITE PLAN - PAD OPPORTUNITIES



FOR LEASE

COTTONWOOD CENTRE, CHILLIWACK, BC

LOCATION HIGHLIGHTS



1. Subject Site:

Save On Foods, M&M Meats, Starbucks, Vancity, Earls, Burger King, London Drugs, Dollarama, David's Tea,

2. TD Bank
 3. Ricky's All Day Grill
 4. White Spot
 5. Taco Bell, KFC
 6. The Brick
 7. Boston Pizza

8. McDonald's
 9. Subway
 10. Envision Financial
 11. Fabricland, BC Cannabis
 12. Coast Capital Saving
 13. Chilliwack Mall: Safeway,

14. Sportchek, Winners, Reitmans, BMO
 15. Wendy's
 16. Shell
 17. Pizza Hut
 18. Tim Hortons

19. Mark's
 20. Superstore
 21. Tim Hortons
 22. Best Buy
 23. Husky
 24. Sleep Country

25. Prospera Credit Union
 26. Dollar Tree
 27. Canadian Tire

FOR LEASE

COTTONWOOD CENTRE, CHILLIWACK, BC

Leasing Space Available

Up to 20,000 SF

Immediate Interchange Access off

Trans-Canada Highway

Excellent Exposure to Vehicular Traffic Along

Vedder Road & Luckakuck Way

Chilliwack

One of BC's Fastest Growing Communities



2020 Demographics	1 KM	3 KM	5 KM	Chilliwack
Population	3,504	26,558	70,224	101,000
Households	1,774	11,203	28,841	32,440
Average Household Income	\$67,233	\$81,557	\$85,508	\$84,073

[Click Here for Chilliwack Demographics](#)

Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2019 Marcus & Millichap. All rights reserved.