

FOR LEASE

CITY GATE SHOPPING CENTRE

45850 YALE ROAD & 45840 CHEAM AVENUE, CHILLIWACK, B.C.

FINAL OPPORTUNITY IN GROCERY-ANCHORED NODE

Join: **enVision**
FINANCIAL



SHADOW ANCHORED BY:



SUBJECT PROPERTY

SUBJECT PROPERTY



CHEAM AVENUE (9,660 VPD)

YALE ROAD (38,000 VPD)

plat:form

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Marcus & Millichap

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CITY GATE SHOPPING CENTRE, CHILLIWACK, B.C.

OPPORTUNITY

City Gate Shopping Centre is a 45,764 square foot neighborhood retail plaza, well located in the city centre of Chilliwack, and immediately adjacent to Freshco (38,793 SF) and Dollarama (13,844 SF). Situated within an established retail and commercial node and easily accessible by highway and public transit, City Gate offers the opportunity to lease space in the heart of Chilliwack.

SALIENT DETAILS

Civic Address: [45850 Yale Road, Chilliwack, B.C.](#)
[45840 Cheam Avenue, Chilliwack, B.C.](#)

Access/Egress: Right in, right out off Yale Road and Signalized all directional off Cheam Avenue

Traffic Counts: Yale Road: 38,000 VPD
Cheam Avenue: 9,660 VPD

Zoning: C-4 Shopping Centre Zone.
Permits for a variety of general vehicle oriented commercial uses.

Operating Costs: \$11.50 PSF (2026 est.)

Asking Rent: Contact Listing Agent



AVAILABILITY

Building	Unit	Size	Timing
1	2	1,550 SF	Immediate
2	2B	1,385 SF	Immediate

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SITE PLAN

BUILDING 1

Unit	Size	Tenant
1	8,000 SF	Firm Deal - National Fitness
2	1,550 SF	Available
3	1,763 SF	Ultra Wash Laundry Service
4	6,392 SF	Angry Otter Liquor

BUILDING 2

Unit	Size	Tenant
1	2,791 SF	Dentalcorp
2a	1,385 SF	Firm Deal - National QSR
2b	1,385 SF	Available
2c	2,450 SF	Firm Deal - Vet Clinic
3	1,000 SF	Red Swan Pizza
4	825 SF	NT Valley Nail
5	6,004 SF	Dosa Club Indian Kitchen & Bar

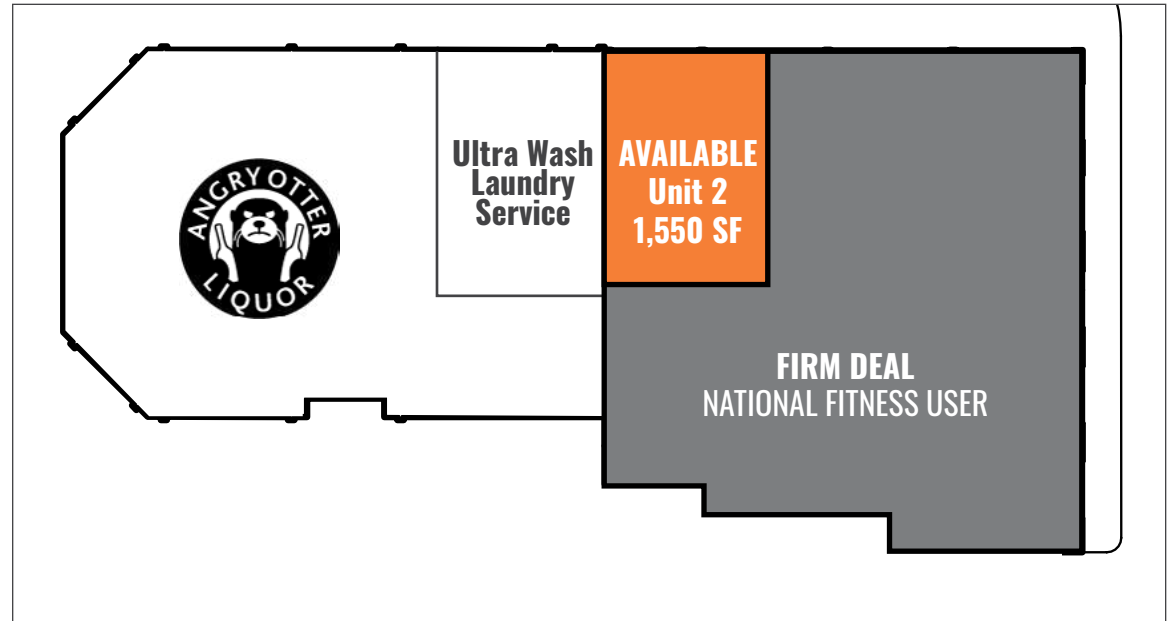
BUILDING 3

Unit	Size	Tenant
1	12,688 SF	Envision Financial



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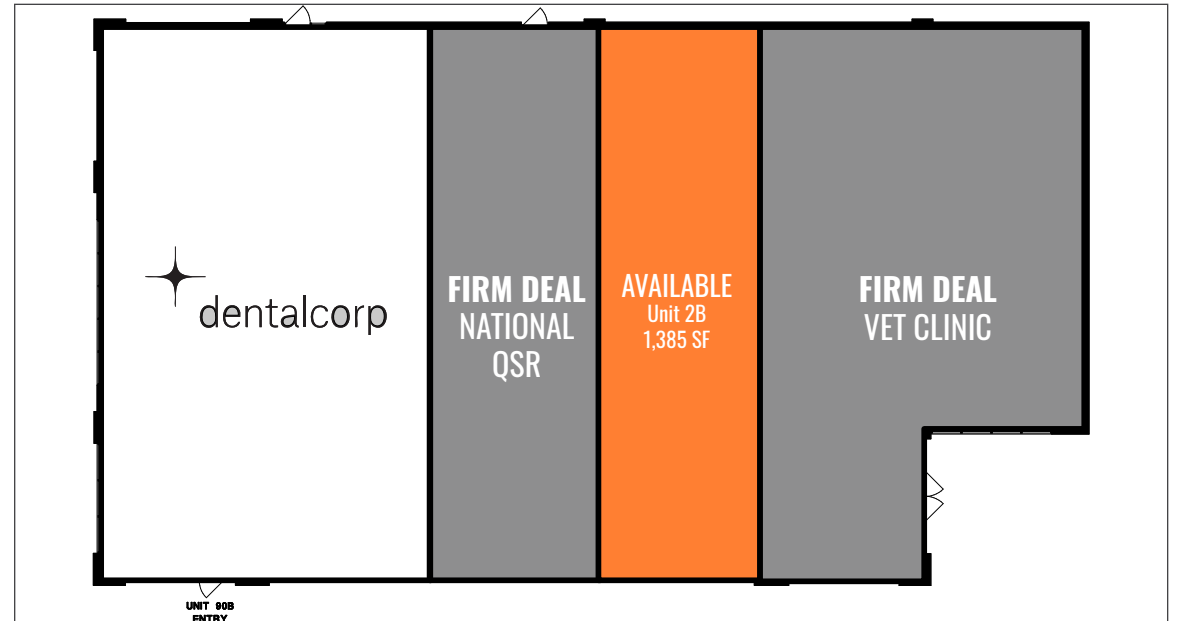


BUILDING 1



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CITY GATE SHOPPING CENTRE, CHILLIWACK, B.C.



BUILDING 2



FOR LEASE

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