

FOR LEASE

LARGE FORMAT & BUILT-TO-SUIT

DRIVE-THRU OPPORTUNITIES

ROSEDALE POPKUM VILLAGE 52964 YALE ROAD & 53003 BUNKER ROAD, CHILLIWACK, BC



JAY J LEE PERSONAL REAL ESTATE CORPORATION MARKETING TEAM

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PROJECT DETAILS

LOCATION	52964 Yale Road / 53003 Bunker Road
ACCESS	All directions access via roundabout Intersection at Trans Canada Highway & Highway 9
VISIBILITY	Full visibility from Trans Canada Highway
TIMING	Q3 2022 - Build-to-Suit
AVAILABILITY	1,000 SF - 15,000 SF
TOTAL LEASEABLE AREA	58,350 SF
SITE AREA	8 Acres
PARKING	350+ Surface Parkings
ZONING	C-5 Gateway Commercial (All Types of General Commercial Zoning)
ADDITIONAL RENT	\$12 PSF (2021 Estimate)
ASKING RENT	Contact Listing Agent



THE OPPORTUNITY

Rosedale Popkum Village is an exciting new shopping center development in Rosedale, BC. Rosedale is located in the Fraser Valley on the eastern border of the City of Chilliwack. Rosedale has experienced phenomenal growth in recent years with an “open for business” policy that has inspired businesses and residents alike to choose Rosedale.

The subject location permits commercial C-5 gateway zoning, and given the lack of commercial development currently in the immediate area, the demand for a commercial complex is extremely high. Intersecting with the Trans-Canada Highway and Highway 9, the site experiences high exposure and visibility from all four cardinal directions, and the site has all directional access via the roundabout.

Current anchors include a Petro Canada Gas Station, Liquor Store, and Subway, and currently leasing Phase 2 of the project.

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HIGHLIGHTS

- Chilliwack is the second-largest and fastest-growing city in the Fraser Valley Regional District, projected to grow at a rate of 12.7% over the next five years
- Subject site experiences exceptional frontage and exposure to Trans-Canada Highway & Highway 9
- Over 1M+ visitors to Harrison Hot Springs every year
- Designed to serve the local residents from Rosedale, Popkum, East Chilliwack, Agassiz, Harrison Hot Springs, highway tourists/visitors, and daily traffic commuters
- The Proposed Cascade Skyline Gondola Project is a new world-class British Columbia eco and cultural tourism attraction located adjacent to stunning Bridal Veil Falls and the Trans Canada Highway
- Grocery, Hotel, and Pharmacy anchored space offering 350+ surface parking stalls at the retail storefront and large format and CRU with drive-thru opportunities
- “The automotive volume along the major two highways in the area is very high based on a traffic engineering analysis, continuing to grow at 7% annually” Bunt Engineering

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LEASING SPACE AVAILABLE
UP TO 15,000SF

EXCELLENT EXPOSURE TO
TRANS CANADA HIGHWAY #1
(39,304 VPD)

FULL TRAFFIC ACCESS FROM
ROUNABOUT OFF HIGHWAY #9

SIGNAGE EXPOSURE
HIGHWAY PYLON SIGNAGE

TOURIST ATTRACTIONS
HARRION HOT SPRINGS
PROPOSED BRIDAL FALLS GONDOLA

AVERAGE HOUSEHOLD INCOME (1KM RADIUS)
\$102,408



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2020 ESTIMATES	3KM	5KM	CHILLIWACK
Population	11,640	16,292	101,000
Households	1,372	4,933	32,440
Average Household Income	\$102,408	\$92,556	\$84,073

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DRIVE TIMES

Chilliwack	10 Mins
Harrison Hot Springs	19 Mins
Hope	20 Mins
Abbotsford	35 Mins
Surrey	46 Mins
Vancouver	1 Hr 12 Mins
Vancouver International Airport	1 Hr 37 Mins



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