

SUBLEASE OPPORTUNITY AT THE JUNCTION SHOPPING CENTRE

32555 LONDON AVENUE, MISSION, B.C.

JOIN:



WINNERS



STAPLES



Jack Allpress

Senior Managing Director, Investments & Leasing
(604) 638-1975
JAllpress@MarcusMillichap.com

Amanda Broglio

Associate
(604) 398-3818
Amanda.Broglio@MarcusMillichap.com

Marcus & Millichap

**Personal Real Estate Corporation*

FOR SUBLEASE

32555 LONDON AVENUE, MISSION, B.C.

OPPORTUNITY

Rare 2,854 square foot sublease opportunity available within The Junction — Mission's premier open-air shopping centre. Positioned within a well-established liquor store, this opportunity offers strong foot traffic, excellent visibility, and a chance to join a dominant retail node with a proven tenant mix and steady customer draw.

SALIENT DETAILS

[Visit The Junction Website](#)

Municipal Address: [32555 London Avenue, Mission, B.C.](#)

Size: 2,854 SF

Parking: 1,910 parking stalls
Parking ratio of 6.8 per 1,000 SF

Access/Egress:

- Fully-signalized intersection at main entrance off London Avenue
- All directions access via eastern entrance off London Avenue
- Immediate entrance-only access off Highway 11 exit

Zoning: [Commercial Highway 2 \(CH2\)](#)

Term: 5 years

Additional Rent: \$21.25 PSF (Inclusive of Management Fee)

Asking Rent: Contact Listing Agents



OPPORTUNITY HIGHLIGHTS



Fully built-out accessible washroom



Fully built-out kitchen



Excellent visibility



Strong foot traffic



Positioned within well-established liquor store

FOR SUBLEASE

32555 LONDON AVENUE, MISSION, B.C.

The Junction is the District of Mission's most prominent shopping centre, comprised of an excellent national and regional tenant roster, and approximately 320,000 square feet of first class retail, restaurants, and services.

The shopping centre is ideally situated at the highly trafficked intersection of Highway 11 and Highway 7. The strategic positioning of the Subject Site offers immediate interchange access and excellent exposure to over 32,000 vehicles per day from Highway 11. Located minutes from the Mission Bridge, The Junction connects the District of Mission and North Abbotsford, conveniently serving both major markets.

The Junction's site size of 35 acres, 1,910 surface parking stalls, and multiple access points off London Avenue, play pivotal roles in easily accommodating the daytime population at the shopping centre.

SHOPPING CENTRE HIGHLIGHTS



Anchor tenants include Save-On-Foods, London Drugs, Staples, SilverCity Cineplex, Goodlife Fitness, Winners (Opening Q1 2021), and shadow-anchored by Canadian Tire



Immediate interchange access off Abbotsford Mission Highway (Highway 11) which exhibits traffic counts of 32,000 vehicles per day



Subject Site experiences over 1,650 feet of frontage to Highway 11, offering additional exposure



1,910 parking stalls with an exceptional parking ration of 6.8 per 1,000 SF



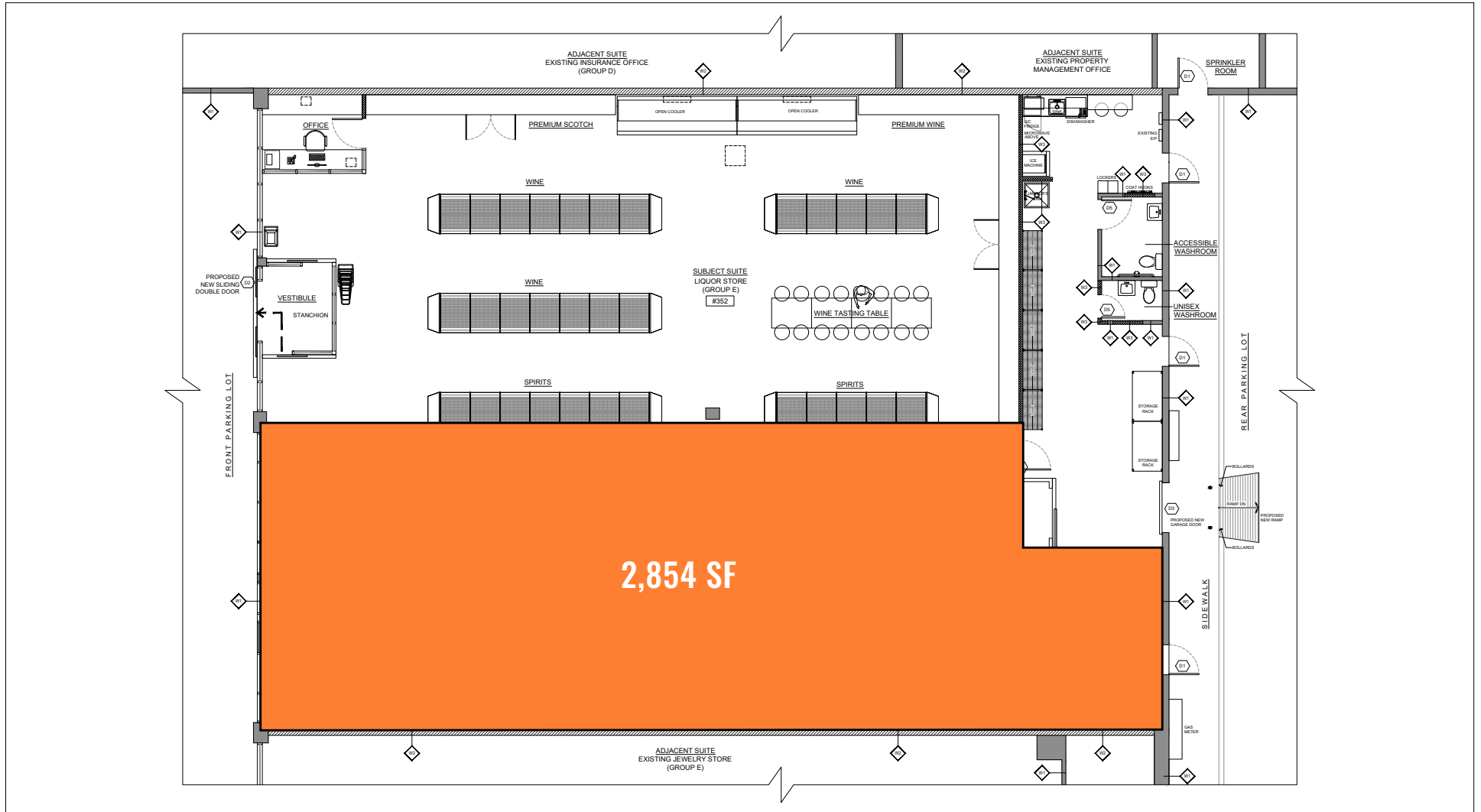
Mission Memorial Hospital is located 1 KM from the Subject Site



FOR SUBLEASE

32555 LONDON AVENUE, MISSION, B.C.

FLOOR PLAN

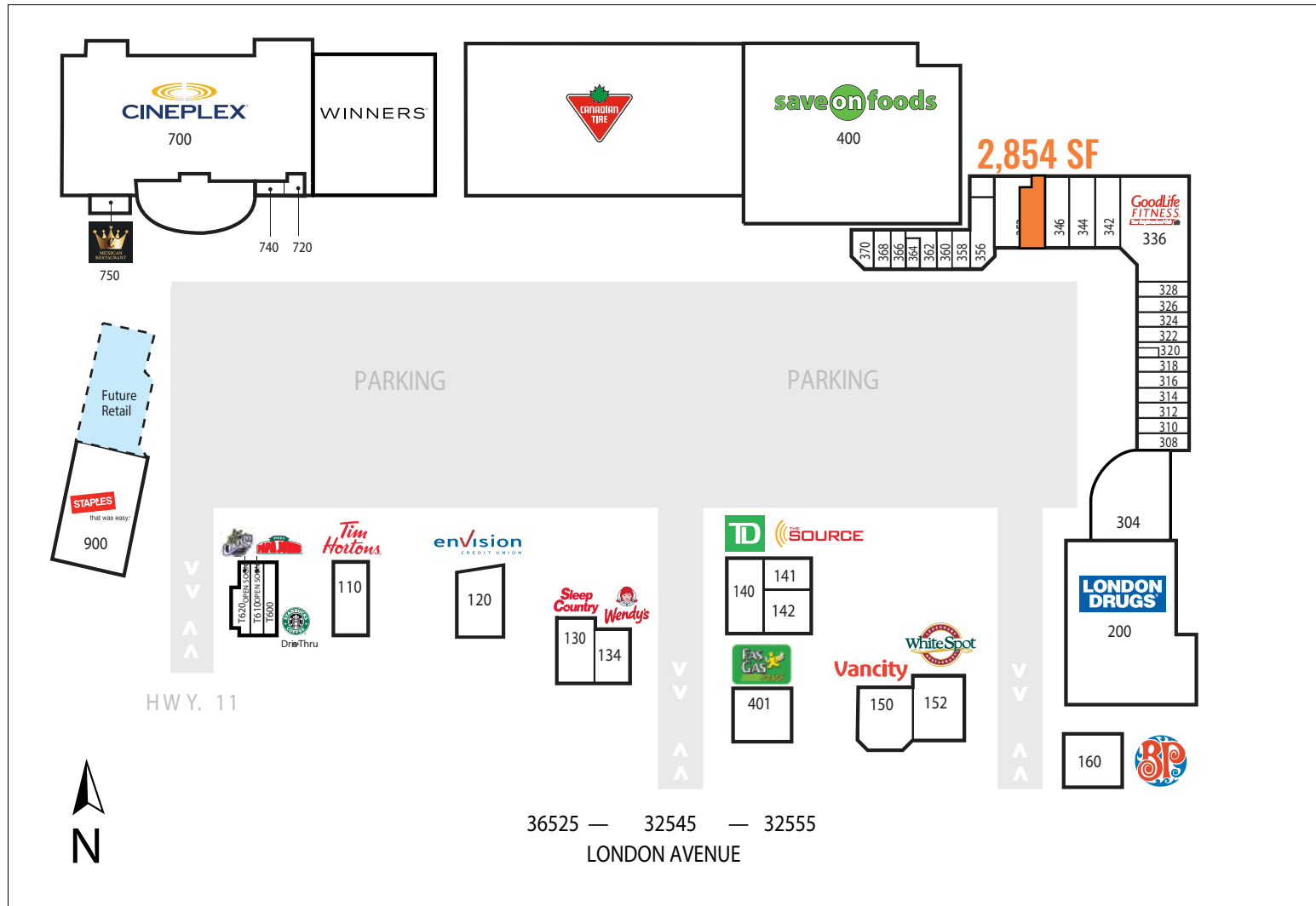


FOR SUBLEASE

32555 LONDON AVENUE, MISSION, B.C.

SITE PLAN

[Visit The Junction Website](#)



#	Tenant	SF	Status
110	Tim Hortons		Leased
120	Envision Financial		Leased
130	Sleep Country		Leased
134	Wendy's		Leased
140	TD Bank		Leased
141	The Source		Leased
150	Vancity		Leased
152	White Spot		Leased
160	Boston Pizza		Leased
200	London Drugs		Leased
304	Urban Planet		Leased
308	Office		Leased
310	Junction Dental		Leased
312	Money Mart		Leased
314	Booster Juice		Leased
316	Tanning Salon		Leased
318	Vape Store		Leased
319	Aloha Plates		Leased
320	Junction Sushi		Leased
322	Little Saigon		Leased
324	Outlaws Barbershop		Leased
326	Swing Optical		Leased
328	Thrive Supplements		Leased
336	Goodlife Fitness		Leased
344	Totally Bookish		Leased
346	Lanka Jewelry		Leased
352	Available/Jak's Liquor	2,854	Available
356	Johnson Meier		Leased
358	Sally Beauty		Leased
360	Travel Agency		Leased
362	Chopped Leaf		Leased
364	Meadows Cleaners		Leased
366	Crystal Nails		Leased
368	Quiznos		Leased
400	Save On Foods		Leased
401	FasGas		Leased
	Canadian Tire		Leased
	Winners (Now Open)		Leased
T600	Starbucks		Leased
T610	Papa John's Pizza		Leased
T620	Church's Chicken		Leased
700	Cineplex		Leased
750	Corona's Mexican		Leased
900	Staples		Leased

FOR SUBLEASE

32555 LONDON AVENUE, MISSION, B.C.

DISTRICT OF MISSION

IMMEDIATE AREA GROWTH:

- Mission's current population of 39,000 is expected to reach a total of 56,000 by 2041
- Proposed development planning for the immediate area sets the stage for the District's anticipated growth

MISSION WATERFRONT:

[View the Mission Waterfront Plans](#)

- A proposed 230-acre planned redevelopment area to revitalize the Waterfront region of Southwest Mission
- Including a variety of housing types to accommodate up to 40,000 people
- Commercial/industrial plan for redevelopment with a wide range of supporting infrastructure
- Plans include public spaces and community amenities

SILVERDALE COMPREHENSIVE PLANNING AREA (SCPA):

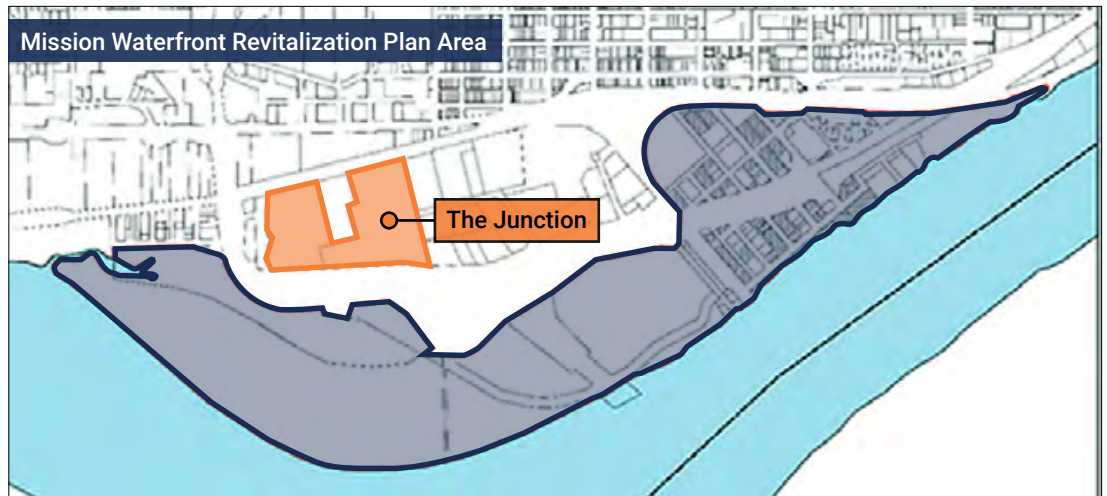
- A 3,440-acre master-planned area in West Mission designated for future urban growth
- A Master Infrastructure Strategy (MIS) was introduced in July 2018 in order to further progress the SCPA

HIGHLIGHTS

District of Mission represents a fast growing, affluent trade area comprised of over 50,000 people

The primary trade area of Mission is projected to grow at a rate of 5.9% until 2022

Mission experiences excellent commuter access to downtown Vancouver via the West Coast Express, with Mission City Station situated just over 2KM from the Subject Site



FOR SUBLEASE

32555 LONDON AVENUE, MISSION, B.C.

2024 Demographics	3 KM	5 KM	Mission
Population	10,942	31,459	46,125
Households	4,141	10,428	14,992
Average Household Income	\$97,370	\$121,824	\$131,036



- | | | | |
|---|----------------------------------|--------------------------------|-----------------------------------|
| 1. Subject Property | 5. Chevron | 11. Rexall, Westland Insurance | 17. Anytime Fitness, Petro Canada |
| 2. West Coast Express:
Mission City Station | 6. University of Fraser Valley | 12. Prospera Credit Union | 18. Outlook Village |
| 3. Mission Raceway Park | 7. Clarke Foundation Theatre | 13. Best Western | 19. Walmart Supercentre |
| 4. Bosley's, Cobs, BC Liquor, Shoppers
Drug Mart, Browns Socialhouse | 8. Mission Arena | 14. Mission Memorial Hospital | 20. RCMP |
| | 9. Esso, McDonald's, Dairy Queen | 15. Real Canadian Superstore | 21. Mission Sports Park |
| | 10. The Shops at Mission | 16. Rona | |

The Junction

Where shopping and entertainment meet

2,854 SF Available

CEDAR VALLEY CONNECTOR

LOUGHEED HWY (27,137 VPD)

WEST COAST EXPRESS

ABBOTSFORD MISSION HWY (32,000 VPD)

Mission Raceway Park

Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121

MarcusMillichap.ca

The information contained in this 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. © 2025 Marcus & Millichap. All rights reserved.