

E - 7871 STAVE LAKE STREET, MISSION
END CAP UNIT AT HERITAGE PARK CENTRE

FOR
SUBLEASE

LEASING INCENTIVE



6 MONTHS FREE RENT

FOR A QUALIFIED TENANT



WILLIAM | WRIGHT

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OVERVIEW

This prime 3,257 SF end cap unit at Heritage Park Centre is fully improved as a financial institution, offering an exceptional leasing opportunity in one of Mission's busiest retail hubs. Located on Stave Lake Street near 1st Avenue, the centre is home to key tenants such as Kumon, Canada Post, Dollarama, sushi, dentist, Circle K, pharmacy, restaurants, ensuring high visibility and strong foot traffic. With ample parking and excellent accessibility, this location is ideal for financial services, medical, retail, or restaurant use in a growing commercial district.

PROPERTY HIGHLIGHTS



End cap unit



Excellent exposure



Fully improved as a financial institution



Lease term has 3 additional 5 year options

SALIENT FACTS



SIZE
+/- 3,257 SQFT



PARKING
Ample



ZONING
NC 1



BASIC RENT
\$28.00/FT



ADDITIONAL RENT
\$16.75/FT



MONTHLY RENT
\$12,245 + GST

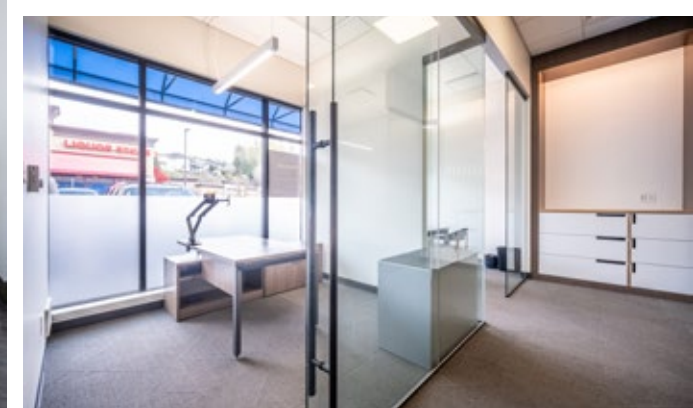
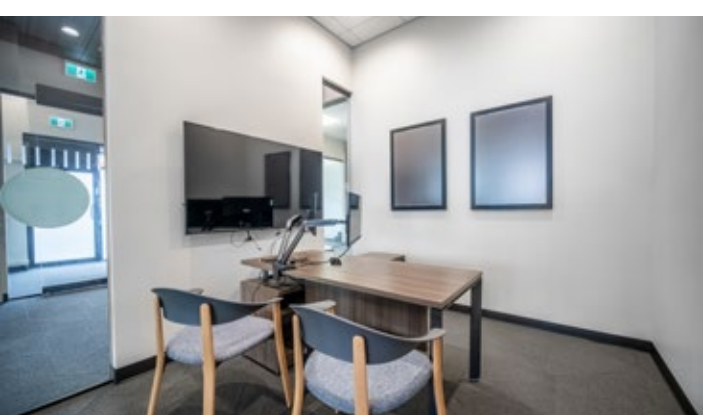


LEASE EXPIRY
Nov 30, 2028

Options to extend can be negotiated beyond the expiry term.



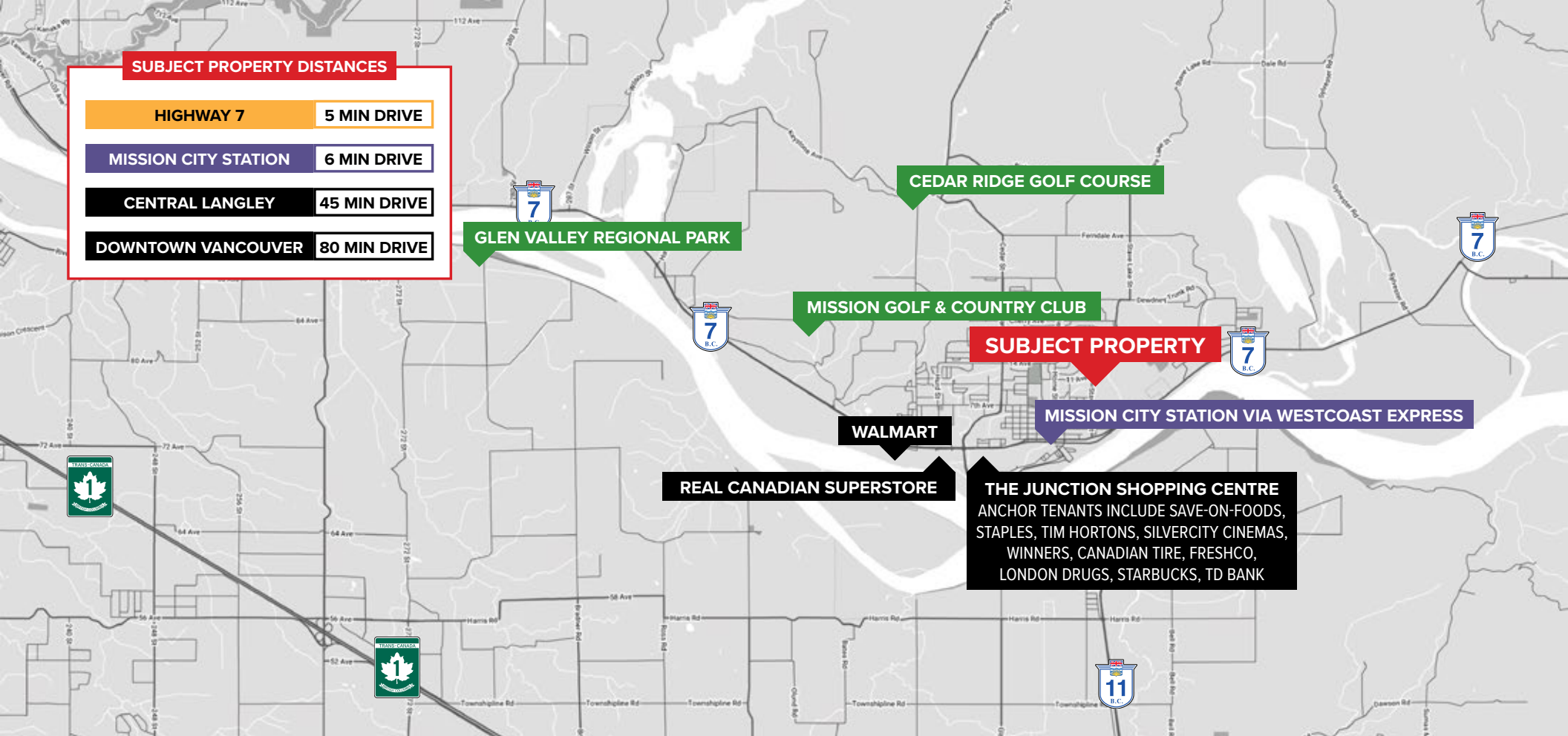
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





ANCHOR TENANTS





SUBJECT PROPERTY DISTANCES

- HIGHWAY 7** 5 MIN DRIVE
- MISSION CITY STATION** 6 MIN DRIVE
- CENTRAL LANGLEY** 45 MIN DRIVE
- DOWNTOWN VANCOUVER** 80 MIN DRIVE

GLEN VALLEY REGIONAL PARK

CEDAR RIDGE GOLF COURSE

MISSION GOLF & COUNTRY CLUB

SUBJECT PROPERTY

MISSION CITY STATION VIA WESTCOAST EXPRESS

WALMART

REAL CANADIAN SUPERSTORE

THE JUNCTION SHOPPING CENTRE
 ANCHOR TENANTS INCLUDE SAVE-ON-FOODS,
 STAPLES, TIM HORTONS, SILVERCITY CINEMAS,
 WINNERS, CANADIAN TIRE, FRESHCO,
 LONDON DRUGS, STARBUCKS, TD BANK

LOCATION

Mission City is a rapidly expanding community nestled along the Fraser River, offering a blend of small-town charm and urban convenience. With a growing population, new residential developments, and a strong local economy, Mission is an attractive destination for businesses and families alike. The city boasts scenic parks, a historic downtown core, and direct access to Highway 7 and the West Coast Express, making it a key commercial and commuter hub in the Fraser Valley.

FOR MORE INFORMATION CONTACT

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