

Village of Ladner – Rare Retail Space

5066 48th Avenue, Ladner, BC
1,335.55 sf Immediately Available

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Zoning: Commercial
Size: 1,335.55 sf
Base Rent: \$38.00 psf
Add'l Rent: \$11.00 psf

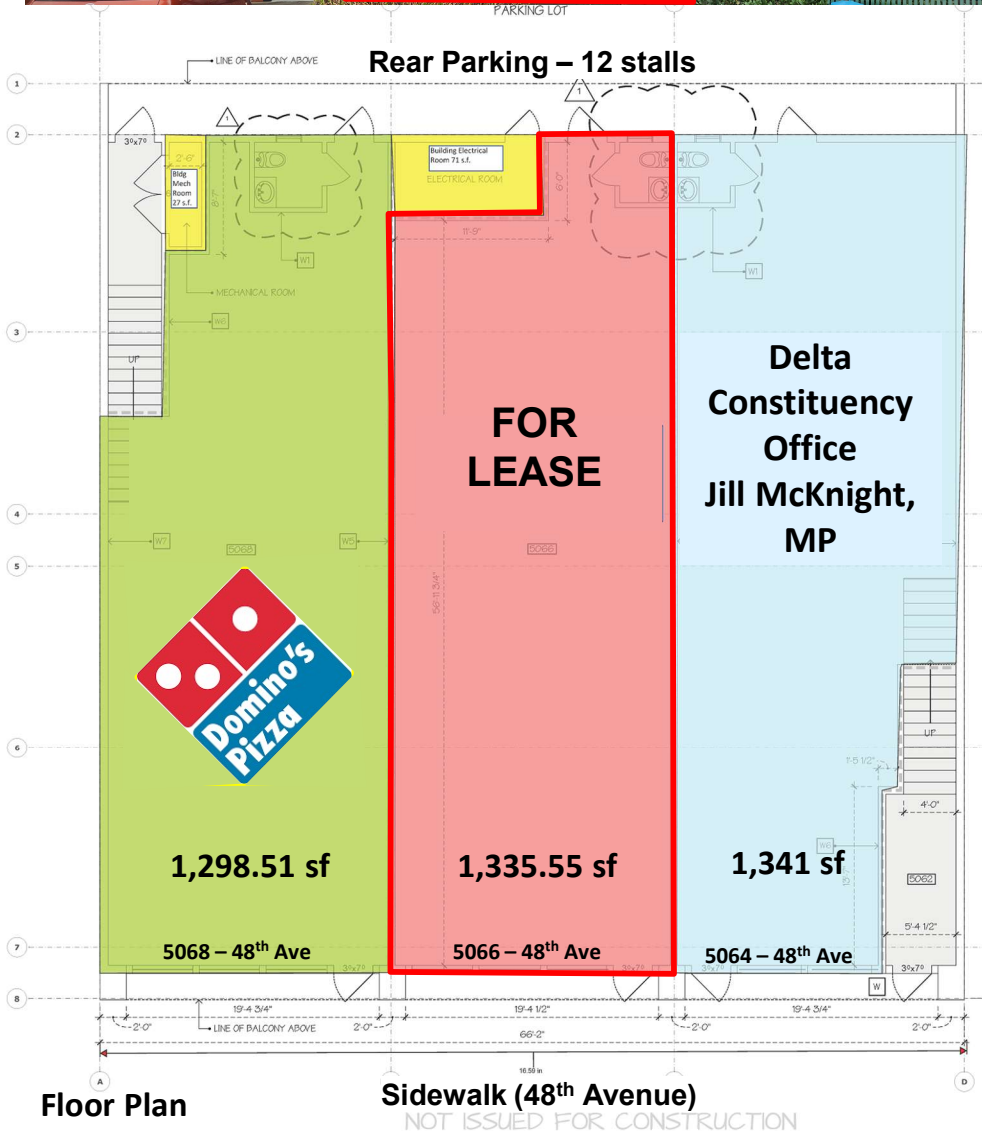
Opportunity:

This historic building offers 50 feet of frontage on 48th Avenue – the prime retail and pedestrian street in Ladner Village, home to the largest farmer's market in Western Canada held bi-weekly on Sundays May to Sept.

The space features upgraded power and water services, 12-foot ceilings and is fully air conditioned.

Two rear parking spaces are included in the offering in addition to free street parking.

Suitable for Retail and QSR.



Demographics (2023)

Avg Household Income \$128,042
Pop. Growth 2017-2022 10.8%
Projected Growth 2022-2027 9.80%

E & OE. The information contained herein is gathered from sources deemed reliable; however we cannot guarantee the completeness of the information and all readers should verify information directly.

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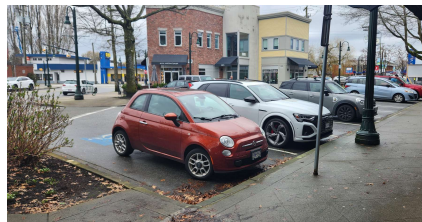


About the Area

The **South Delta** area boasts over **50,000 people**, an affluent and educated population with **\$128,000 average household income** and is quickly becoming one of the most desirable locations to work, live and play.

The property is situated in the “**Village**” area of Ladner, an historic area of heritage buildings, boutique shops, services and condominium developments. The municipality is aggressively promoting new development to open the Waterfront, introducing new residential growth and a diversity of new shops and services. 48th Avenue is located on the famous “parade route” where many festivals and community celebrations take place throughout the year, including **Ladner’s May Days** and the series of **Farmers’ Markets** held in the summer months.

Ladner’s population continues to grow with **Polygon’s** 670 home **Hampton Cove** development now completed and **Headquarter Projects’ Bridge and Elliott** under construction one block away.



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