

FOR LEASE

1521 56TH STREET, DELTA, B.C.

3,540 SF GROUND FLOOR STANDALONE OPPORTUNITY
(+3,576 SF VIA LOWER LEVEL)



Jack Allpress*

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

Amanda Broglio

Associate
Retail Leasing & Investments
(604) 404-1412
Amanda.Broglio@marcusmillichap.com

Marcus & Millichap

**Personal Real Estate Corporation*

OPPORTUNITY

1521 56th Street (the "Subject Property") offers the opportunity to lease a freestanding commercial building with strong visibility along 56th Street in Tsawwassen. The Subject Property features on-site parking, prominent frontage, and a flexible interior suitable for a variety of retail or service-oriented uses.

The Subject Property features large storefront glazing, efficient interior layout potential, and convenient at-grade access for customers and staff. Located minutes from residential neighbourhoods and key amenities, the Subject Property benefits from consistent daily traffic and ease of access. This is a compelling opportunity for tenants seeking a high-profile, freestanding presence in a supply-constrained Tsawwassen market.

HIGHLIGHTS



Single-tenant configuration offering full operational control and exclusive building identity Part of a busy neighbourhood-serving shopping centre



Prominent frontage along 56th Street with strong vehicular exposure (+19,900 VPD)



Ample surface parking directly in front of the Subject Property for customer and staff convenience



Zoned C1 – Core Commercial A Zone, supporting a broad mix of retail, personal service, office, medical-oriented uses



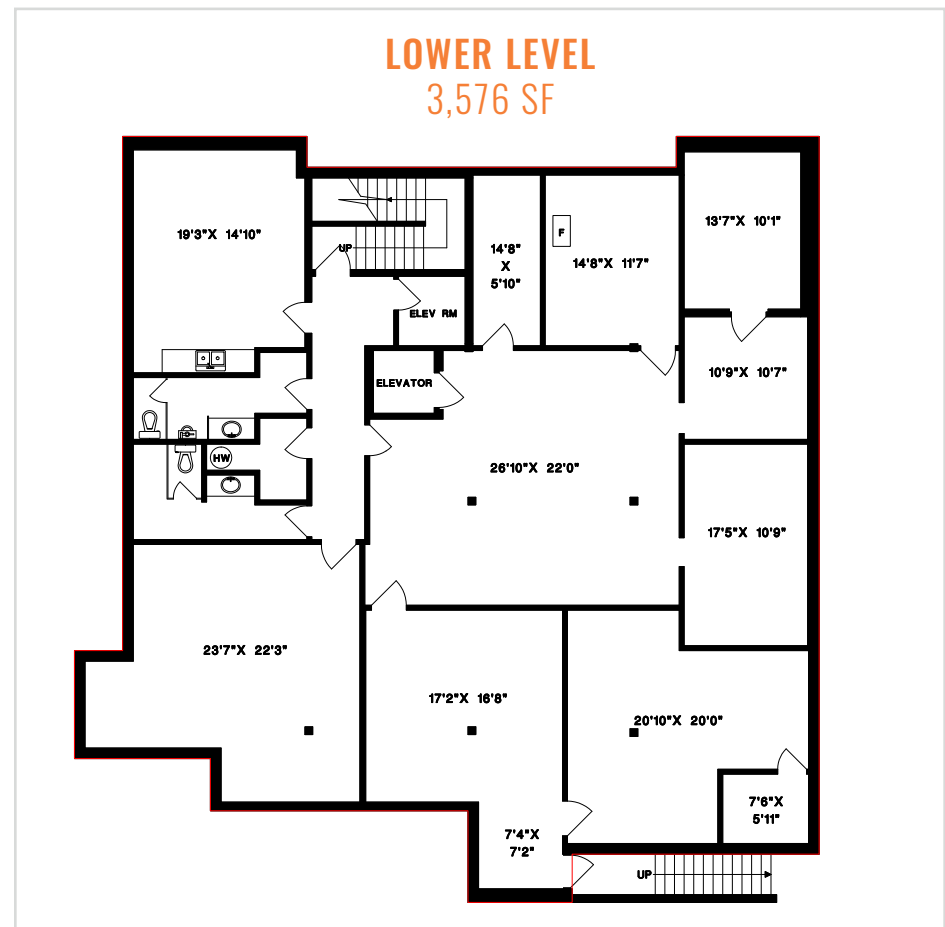
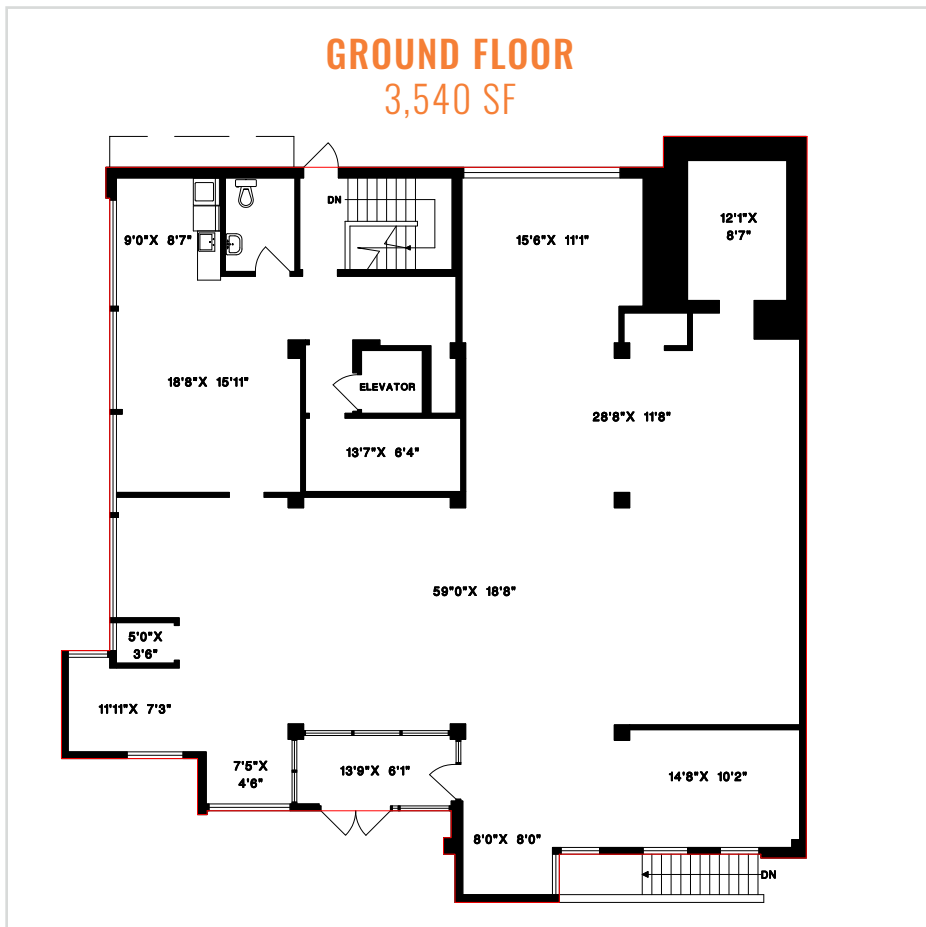
Surrounded by residential neighbourhoods and daily-service oriented commercial uses



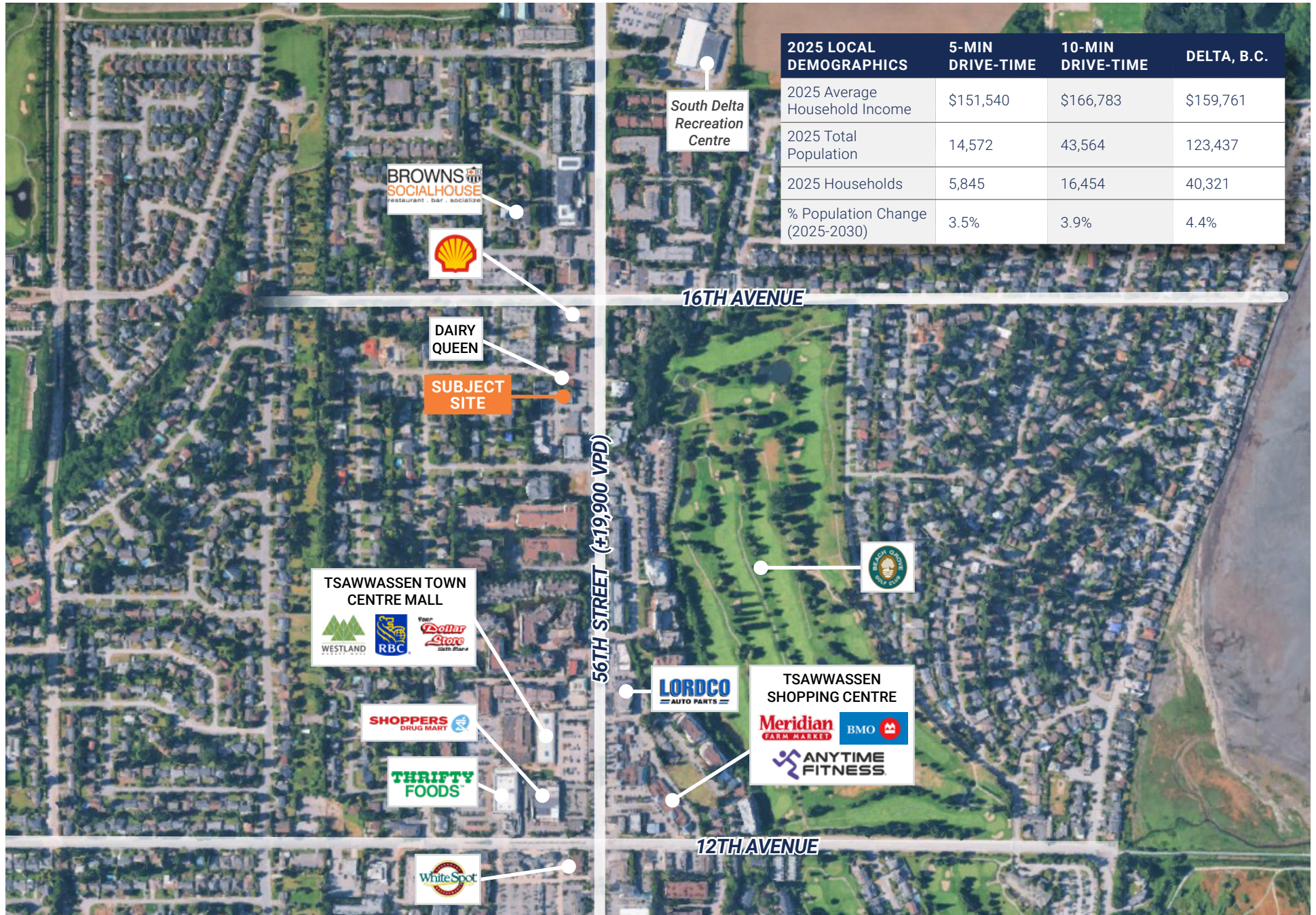
SALIENT DETAILS

Municipal Address:	1521 56th Street, Delta, B.C.	Zoning:	Core Commercial A Zone (C1)
Ground Floor:	3,540 SF	Timing:	Contact Listing Agents
Lower Level:	3,576 SF	Ask Rent:	Contact Listing Agents
Lot Size:	16,487 SF	Additional Rent:	Contact Listing Agents

FLOOR PLANS



AREA OVERVIEW



1215 56TH STREET, DELTA, B.C.

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Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121
F (604) 638-2122

**Personal Real Estate Corporation*



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