



FOR LEASE

Tseqwtsúqum, Whistler, BC

Future Highway Commercial Opportunities at the Gateway to Whistler

Q4 2027

Ideal for: Grocery*,
Liquor*, QSR,
Fitness

+23,000 SF of
New Commercial
Available



Whistler Village

Future Gas Station

SEA-TO-SKY HIGHWAY

85,051 VPD

*Subject to Zoning Approvals

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Salient Details

ADDRESS
1000 Alpha Lake Road, Whistler, BC

ZONING
IS5 - Industrial
CS2 - Commercial

TIMING
Q4 2027

SF AVAILABLE
Building A: 5,855 SF
Building B: 12,233 SF
Building C: 5,006 SF
Total SF: 23,154 SF

SURFACE PARKING STALLS
69* stalls

TRAFFIC COUNTS
Sea-to-Sky-Highway: 35,051 VPD

ASKING RENT
Please Contact Listing Agents

ADDITIONAL RENT
\$15.00 (2027 estimate)

**Subject to rezoning approvals*


Opportunity


Tetra Realty Advisors is pleased to present 1000 Alpha Lake Road in Whistler, BC (the "Project") for lease. This offering represents a rare and exciting opportunity to secure brand-new commercial space within the heart of Function Junction, meeting the growing demand for daily-needs retail in a high-traffic and growing area.


Thoughtfully designed across **three mixed-use buildings**, the development will feature **ground-floor commercial** units with **72 employee units** above, fostering a **built-in customer base** and contributing to the continued growth of the immediate area.

The Project is the **Lil'wat Nation's flagship, Nation-led development** and represents a long-term commitment to economic growth and sustainable commercial opportunities.

Highlights

 **Brand-new mixed-use development** at the fully signalized intersection at the entrance to Whistler.

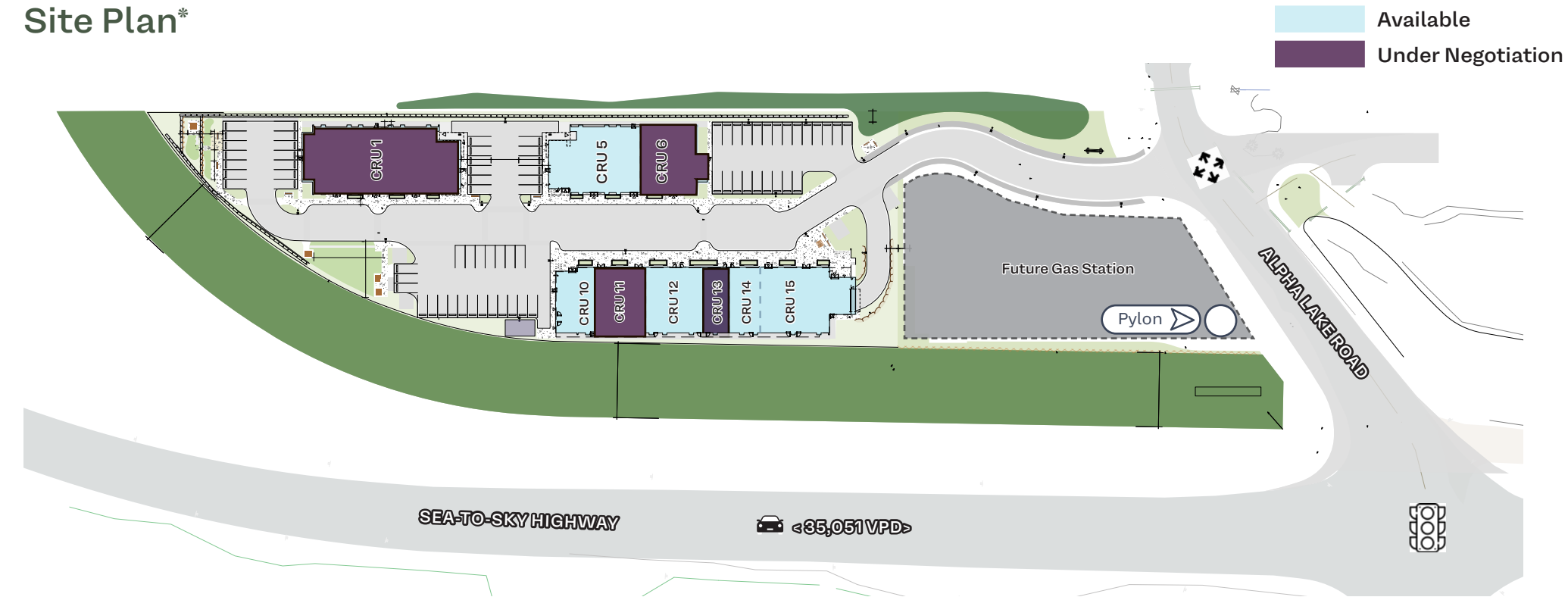
 Ideal for a wide range of daily-needs retailers, including **small-format grocery, liquor, fitness, medical, wellness, and quick service restaurant** concepts.

 Prominent position at the **gateway to Whistler**, offering exceptional access both residents and visitors commuting along the Sea-to-Sky Highway.

 **Highly accessible site** with convenient ingress/egress directly from the Sea-to-Sky Highway and **adjacent to a future gas station** and convenience store.

 Located within a **well-established, amenity-rich node** surrounded by breweries, cafes, specialty retailers, and service oriented businesses frequented by locals and seasonal visitors.

Site Plan*



Bldg. A	Bldg. B	Bldg. B	Bldg. B	Bldg. B	Bldg. B	Bldg. B	Bldg. C	Bldg. C
CRU 1	CRU 10	CRU 11	CRU 12	CRU 13	CRU 14	CRU 15	CRU 5	CRU 6
5,059 SF	1,474 SF	1,974 SF	2,357 SF	1,174 SF	1,410 SF	2,529 SF	3,064 SF	2,002 SF

**Unit sizes, configurations, and demising wall locations shown are approximate and subject to change. Refer to the data room for more detailed floor plans.*

Demographics**

12,328	57.16%	14,757	5,306	\$76,802	36
Total Population	Population Increase Over Next 10 Years	Total Daytime Population	Total Households	Average Household Income	Average Age




***Demographics based on a 15 minute drive time*

Function Junction

Whistler is a leading four-season resort community with over **14,000 residents**. Located 120 km north of Vancouver, the municipality welcomes **~3.4 million visitors annually** and supports accommodation capacity for **~30,000 overnight guests**. Whistler's year-round economy is driven by tourism, hospitality, trades, retail, recreation, and an expanding local population anchored by a young, active workforce.

Function Junction is Whistler's primary service-commercial and light-industrial district. Home to trades, logistics, auto services, boutique manufacturing, breweries, cafes, and recreation-oriented businesses, the area functions as the daily workplace for a significant portion of Whistler's employees. With lower operating costs than the Village and consistent local traffic, Function Junction has become a lively hub for both residents and visitors seeking "off-village" services and amenities.

Market Highlights

 <p>Whistler's main employment & service commercial node</p>	 <p>Concentration of trades, logistics, auto repair, and industrial services</p>
 <p>High daytime worker population drawn from across Whistler</p>	 <p>Growing cluster of breweries, cafes, boutique makers, and recreation/outdoor brands</p>
 <p>Balanced year-round economy with strong winter and summer seasons</p>	 <p>Strategic location along Highway 99 / Sea-to-Sky Corridor with regional draw from Squamish & Pemberton</p>
 <p>Highly accessible location for commuters entering and leaving Whistler Village</p>	 <p>15 minute drive from Function Junction to Whistler Village</p>



Surrounding Considerations



Project Renderings





Contact us for more information.

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