

For Sale/Lease

Outlook Village | Mixed-Use Development With High Exposure Retail Opportunities

FORM

Location

North West corner of Lougheed
Highway and Wren Street
Mission
British Columbia

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o|v
OUTLOOK VILLAGE
MISSION



Developed By



Form Real Estate Advisors

*Personal Real Estate Corporation

For Sale/Lease

Outlook Village
Mission BC

Salient Details

Location:	31831, 31941 and 31971 Lougheed Highway, 31802 Hillcrest Avenue, 31896 Raven Avenue and 7233 Wren Street
Total Retail and Office:	Retail - 98,958 SF Office - 27,084 SF
Access/Egress:	All directions access via signalized intersection off Lougheed Highway
Parking Stalls:	533 parking stalls
Availability:	2020 - 2023
Additional Rent:	Contact listing agent
Asking Rent:	Contact listing agent



Mixed-Use Development

Outlook Village will be located on the northwest corner of Lougheed Highway and Wren Street, in the central region of Mission, BC. Fronting on to Lougheed Highway, the site experiences high exposure to daytime pedestrian and vehicular traffic.

The commercial component of the development is easily accessible through multiple signalized intersections including a new all directional, signalized intersection at Oliver Street - the main entry point to Outlook Village. Upon completion, the development's residential component will consist of two mixed-use residential buildings comprised of 130 units and 37,796 square feet of retail.

Block 4 of the mixed-use development is designated as a 3 storey office building centrally located on the Site. Block 1 of the development has secured Casino Gateway Chances, featuring 300 full and part time staff and project daily customer traffic counts to exceed 700 people.

Highlights

The mixed-use development is strategically located on the North West corner of Lougheed Highway and Wren Street. The site boasts excellent exposure to Lougheed Highway which experiences traffic counts of 27,138 VPD

In addition to benefiting from Casino traffic, Outlook Village will benefit from immediate area anchors of Walmart, Real Canadian Superstore and Rona

The commercial buildings of the mixed-use development will be comprised of high quality steel and glass construction

The proposed Silverdale Neighbourhood Plan is projecting an increase in population of 30,000 people and 3,374 anticipated new jobs upon build out

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Mixed-Use Development With

Over 200 New Residents

Excellent Exposure to Vehicular Traffic

27,137 VPD

Retail & Office Space

+126,000 SF

1km from

Mission Memorial Hospital

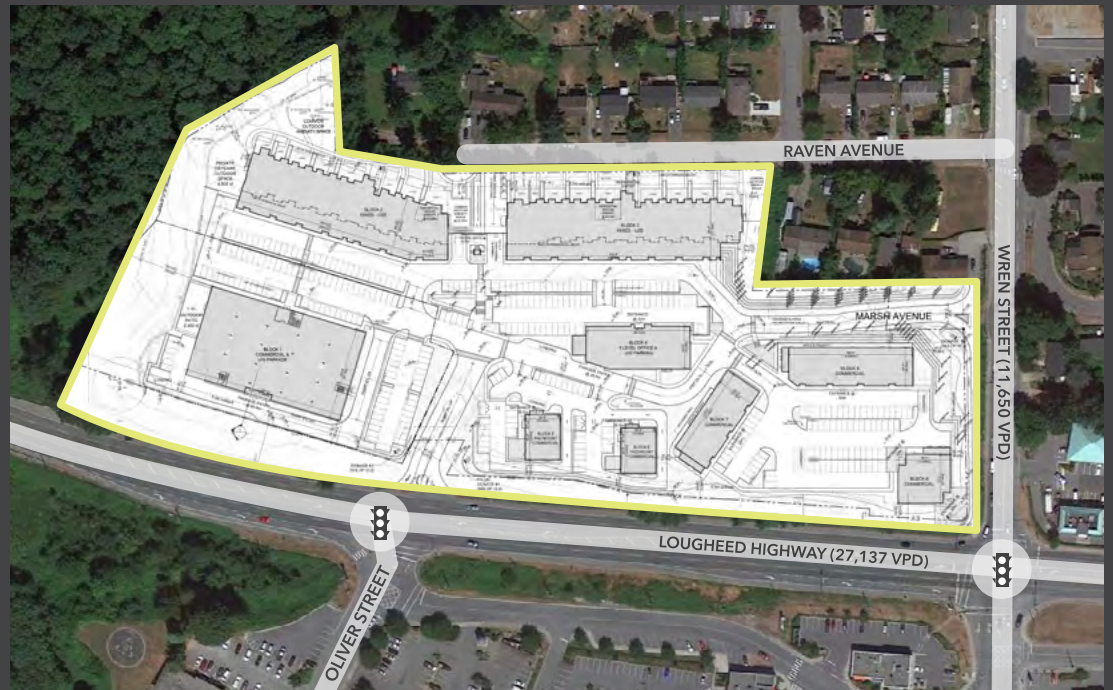
4.5km from

UFV Mission Campus

2.5km from

WCE Mission City Station

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Mission BC



2018 Estimates

	1 KM	3 KM	Mission
Population	7,680	30,953	40,857
Households	2,591	10,979	13,950
Average Household Income	\$93,072	\$86,232	\$92,437

2023 Traffic Projections

Lougheed Highway: 35,262 VPD Wren Street: 14,00 VPD

1. Subject Site
2. Mission Sports Park
3. RCMP
4. Walmart Supercentre
5. Anytime Fitness, Petro Canada
6. Rona
7. Real Canadian Superstore
8. Mission Memorial Hospital
9. Best Western
10. Prospera Credit Union
11. Rexall, Westland Insurance, Tim Hortons
12. The Shops at Mission
13. Esso, McDonald's, Dairy Queen
14. Bosley's, Cobs, BC Liquor, Shoppers Drug Mart, Brown's Social House
15. Chevron
16. The Junction Shopping Centre: Silvercity, Canadian Tire, Staples,
17. Tim Hortons, Wendy's, Envision Financial
18. London Drugs, Save-On-Foods, White Spot, Boston Pizza, TD Canada Trust, Fas Gas Plus
19. Mission Arena
20. Clarke Foundation Theatre
21. University of Fraser Valley
21. West Coast Express: Mission City Station



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