

FOR LEASE

RETAIL IN SQUAMISH'S 53-ACRE MASTER-PLANNED COMMUNITY SEAandSKY

FINAL SPACE REMAINING IN CURRENT DEVELOPMENT PHASE

**BUILDING 3B
NOW 100% LEASED**

38011 LAURELWOOD ROAD, SQUAMISH, B.C.

NEW TENANT ANNOUNCEMENTS:

TALITY
WELLNESS

TALITY
SPA

80/20
BURGER CLUB

**80
20**
BURGER CLUB
GOOD BURGERS. GOOD PEOPLE.

CHANNEL
CAFÉ



STRONG
PILATES

STRONG

**S E A
A N D
S K Y**

Marcus & Millichap

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OPPORTUNITY

Marcus & Millichap is pleased to present the opportunity to lease brand-new retail and office units within Squamish's newest master planned community, SEAandSKY which spans over 53 acres. Accessed directly from the Sea-to-Sky Highway, SEAandSKY is located on Laurelwood Road which will connect directly to Downtown Squamish. SEAandSKY will also feature a pedestrian overpass opening up to the city centre and intertwining the community with the downtown core.

This master-planned community comprised of over 900 ground-orientated, two- and three-bedroom townhomes and apartments catering to families will feature over 25,000 SF of retail. SEAandSKY's direct access to the city centre will open up the community to the rest of the city, allowing prominent exposure to Squamish at large, thus further bolstering the potential customer base.

SALIENT DETAILS

Municipal Address: 38011 Laurelwood Road, Squamish, B.C.

Zoning: [CD-40](#)

Parking: Ample parking throughout the development for the commercial component

Timing: Q4 2026 - Amenity Building

Base Rent: Contact Listing Agent

Additional Rent: Contact Listing Agent



INVESTMENT HIGHLIGHTS



Strategically positioned to capitalize on the community's 900 new homes



Access to Squamish's city centre via future connection from Laurelwood Road & the new pedestrian overpass



One final CRU remaining in the Amenity Building (approx. 2,433 SF), alongside Channel Café and 80/20 Burger Club



Located along the Sea-to-Sky Hwy, providing convenient access to both Whistler and Vancouver



Future phases to come as SEAandSKY continues to build out

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SEA
AND
SKY

AMENITY RENDERINGS - HOME OF CHANNEL CAFÉ + 80/20 BURGER CLUB



NEW TENANT ANNOUNCEMENT: CHANNEL CAFÉ

Channel Café is bringing a warm, nature-rooted café inspired by the Sea to Sky landscape to the Amenity Building. Expect a premium specialty coffee program with an Australian-influenced espresso focus, fresh handcrafted bagels with house-made spreads, and a bright, family-oriented space grounded in natural woods, earth tones and olive greens. Designed as a daily gathering place for locals, families, remote workers and visitors alike. Coming 2027.



NEW TENANT ANNOUNCEMENT: 80/20 BURGER CLUB

From the team behind The Broken Seal, 80/20 Burger Club is a vibrant new burger destination coming to the Amenity Building. Inspired by the perfect burger ratio, 80/20 will bring together crave-worthy smash burgers, great drinks, playful design and a community-first atmosphere in the heart of Squamish: a modern neighbourhood hub for locals, families, adventurers and visitors alike. Good burgers. Cool people. Coming 2027.

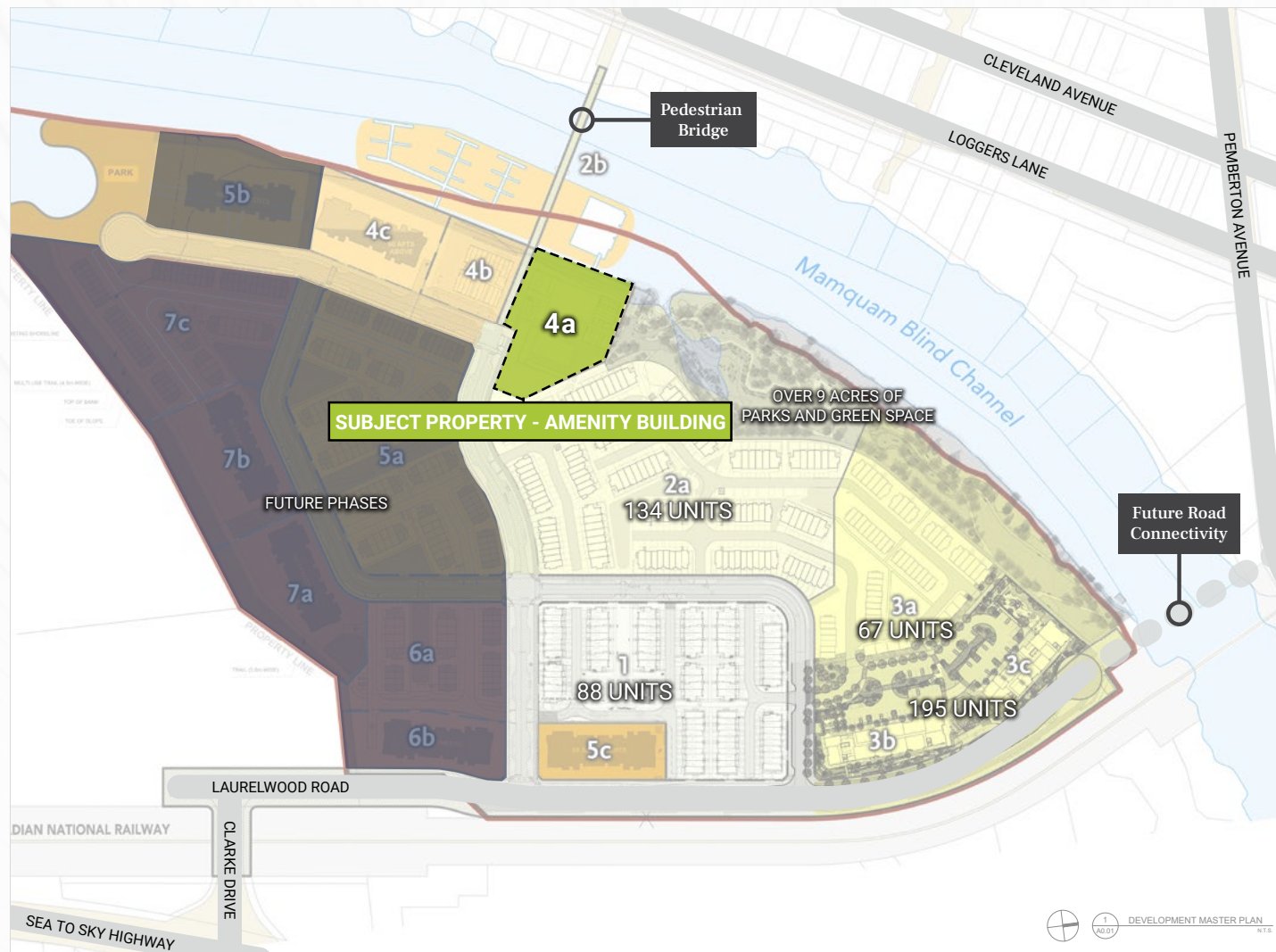


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38011 LAURELWOOD ROAD, SQUAMISH, B.C.

SEA
AND
SKY

PROJECT OVERVIEW



Future phases under development and configuration subject to change.



FOR LEASE

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100% LEASED

SEA
AND
SKY

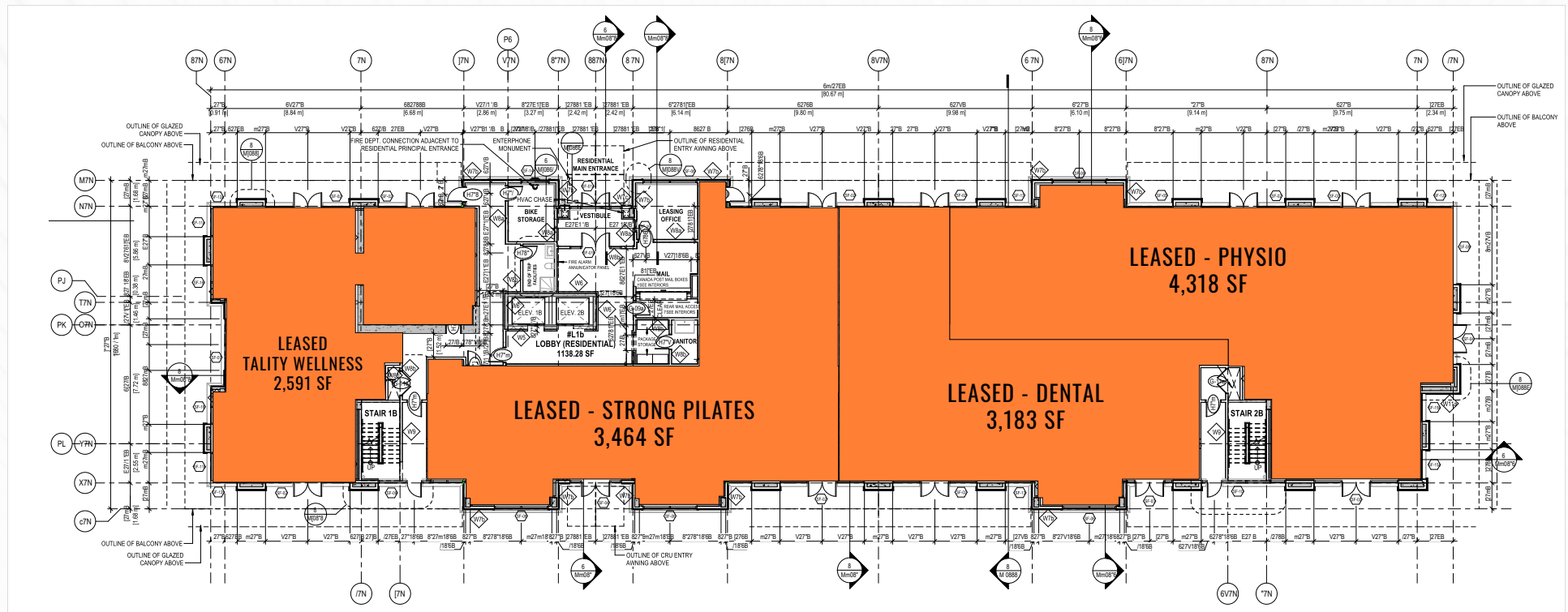
BUILDING 3B - LEVEL 1 FLOOR PLAN

Leased

NEW TENANT ANNOUNCEMENT: STRONG PILATES - BUILDING 3B NOW 100% LEASED

STRONG

STRONG Pilates, the Australian-founded fitness franchise now expanding across Canada, has leased 3,464 SF in Building 3B. The studio will offer Pilates, strength training, cycling and rowing in both group and individual class formats. With this lease, Building 3B is fully leased.



Note: Willowbrae Academy is at Building 3C.

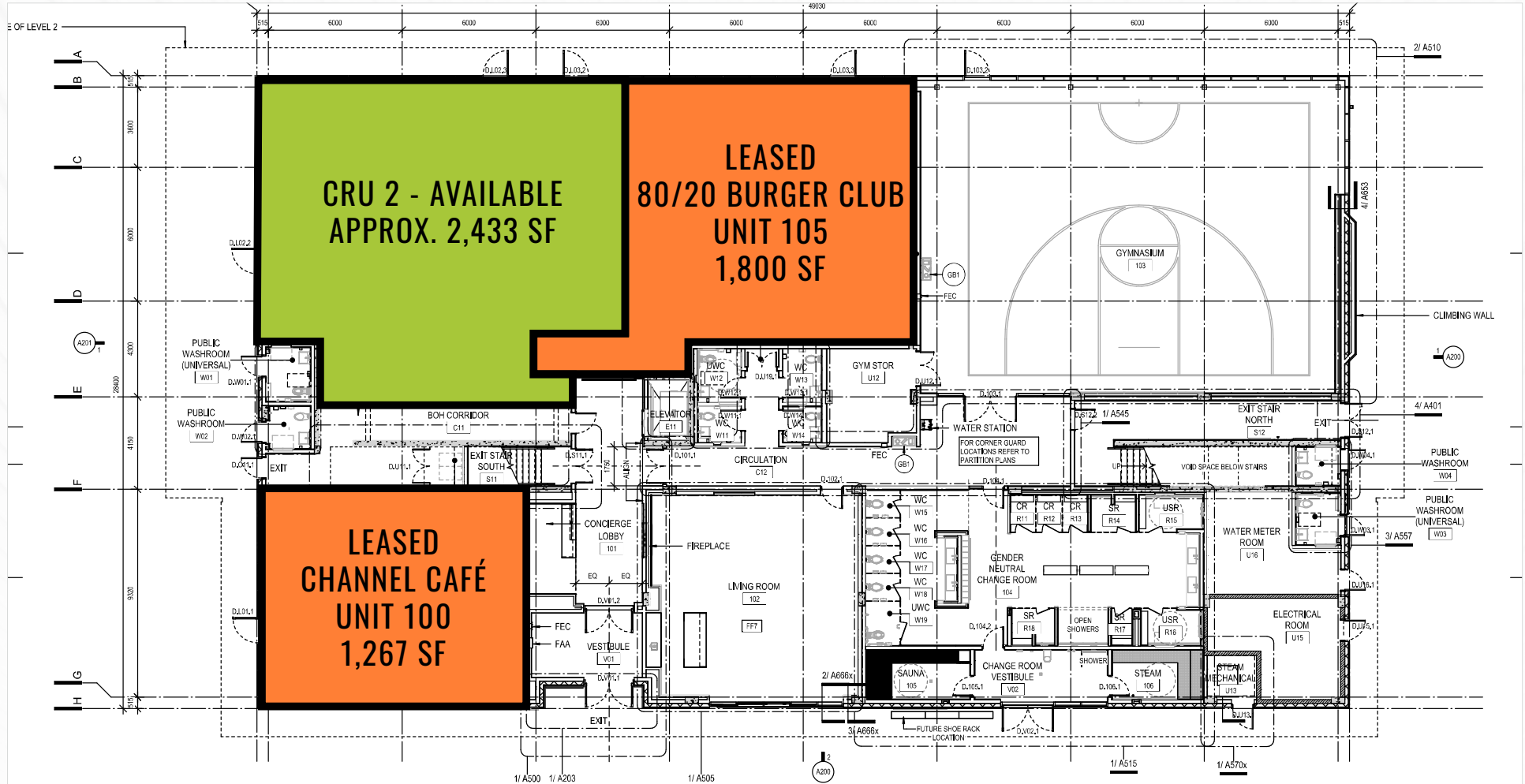
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SEA
AND
SKY

AMENITY FLOORPLAN - COMPLETION Q4 2026

■ Retail Space - Available ■ Leased



PROMINENT PATIO OPPORTUNITIES AVAILABLE

Marcus & Millichap

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MARKET & LOCATION OVERVIEW

Squamish, both an established and an up-and-coming city, is known worldwide as a destination for its outdoor activities such as rock climbing, mountain biking, and hiking trails. Additionally, it boasts high quality coffee houses, breweries, and restaurants.

Over recent years, Vancouverites and others have migrated to Squamish to not only enjoy the outdoor activities, but also to capitalize on an affordable place to raise a family, all the while being close enough to Vancouver and other major municipalities for career opportunities.

Squamish has seen significant developments over the past few years that have contributed to population growth. The proposed Squamish Ski Resort will host over 15,000 skiers in winter and 14,000 guests in the summer- drastically adding to the economic expansion of Squamish and further contributing to the population growth of the area. Residential growth is continually driving the area's appeal with a projected growth rate of 14.8% over the next five years from 2020-2025 providing viable opportunity for businesses in Squamish to grow and prosper.



S E A
A N D
S K Y

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A PLACE TO CALL HOME

Centrally located along the Squamish waterfront, the master-planned community of SEAandSKY has been designed in collaboration with Kingswood Properties. With over 900 two- and three- bedroom townhomes and apartments, SEAandSKY is a community where adventure meets access.



SEA
AND
SKY

PROJECT OVERVIEW

The master-planned community is built along the Squamish waterfront and will have direct access to downtown Squamish via brand-new pedestrian bridge and future connection from Laurelwood Road. Once completed, the community will have close to 1,000 ground-orientated, 2- and 3-bedroom townhomes and apartment and will feature over 25,000 SF of retail.

The community will also have over 9 acres of parks and green space, including a two kilometre dedicated trail and network system. Furthermore, the community will facilitate a 17,000 SF amenities centre including a basketball court, rock climbing facility, yoga room, pool, hot tub, and more.



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SEA
AND
SKY



- | | | |
|--------------------------------|--------------------------------------|------------------------------------|
| 1. Subject Site - SEAandSKY | 7. Sea-to-Sky Gondola | 13. Squamish Valley Golf & Country |
| 2. Save-On-Foods | 8. Stawamus Chief Provincial Park | 14. Quest University Canada |
| 3. Howe Sound Secondary School | 9. Walmart | 15. Garibaldi Village Mall |
| 4. Squamish Skate Park | 10. Squamish Municipal Campground | |
| 5. Squamish Adventure Centre | 11. West Coast Railway Heritage Park | |
| 6. Squamish Terminals | 12. Squamish Estuary | |

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