



FOR LEASE

Restaurant Space for Lease at Cottonwood Centre

45585 Luckakuck Way, Chilliwack BC

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OPPORTUNITY

An opportunity to lease a built out restaurant space in Chilliwack's Cottonwood Centre.

Join national tenants such as **Save On Foods, London Drugs, Sephora, Canadian Tire and Old Navy** in servicing Chilliwack and surrounding areas, one of the fastest growing regions in British Columbia.

Municipal Address	45585 Luckakuck Way, Chilliwack, BC
Legal Description	Parcel Identifier: 000-486-752 LOT 27 Except: Part on Plan BCP9405 District Lots, 259 and 266 Group 2 New Westminster District Plan 45019
Restaurant Area	+/- 2,911 SF
Type	Enclosed Shopping Centre/with "out" pads (Grocery and Drug store anchored)
Shopping Centre Sales PSF	Over \$700 PSF
Footfall	Over 3 million annual visits
Shopping Centre Gross Rentable Area	+/- 248,156 SF
Land Area	+/- 21.74 Acres
Anchor Tenants	Save On Foods, London Drugs, BC Liquor Store, Canadian Tire (shadow anchor), Sephora, Old Navy, Club 16 Trevor Linden Fitness, Starbucks, TD Canada Trust, Vancity and Earl's
Parking	+/- 1,164 surface parking stalls
Occupancy Date	Immediate
Access/ Egress	- Two fully signalized intersections off Luckakuck Way - Right in from Vedder Road - All directional access off Luckakuck Way
Traffic Counts	- Trans Canada Highway: 104,823* - Vedder Road: 34,829* - Luckakuck Way: 20,778* *2024 VPD +/-
Basic Rent	Please contact leasing agents
Additional Rent (2026 Estimate)	\$13.05 PSF/per annum CAM: \$9.36 PSF/per annum, Property Taxes: \$3.69 PSF/per annum



LOCATION OVERVIEW

Strategically positioned at the intersection of the Trans-Canada Highway, Vedder Road, and Luckakuck Way; Cottonwood Centre lies at the core of Chilliwack's thriving retail corridor. This high-visibility, high-traffic location is central to the city's evolving urban development plan, which prioritizes the area as a key destination for commercial growth and community engagement.

Chilliwack continues to experience robust population and economic growth, supported by strong, diverse demographics and rising average household incomes - factors that make it an increasingly attractive market for national and regional retailers.



Well serviced by public transit



BIKE SCORE



Easy access and egress with two fully signalized intersections off Luckakuck Way, a right in from Vedder Road, and all directional access off Luckakuck Way



WALK SCORE

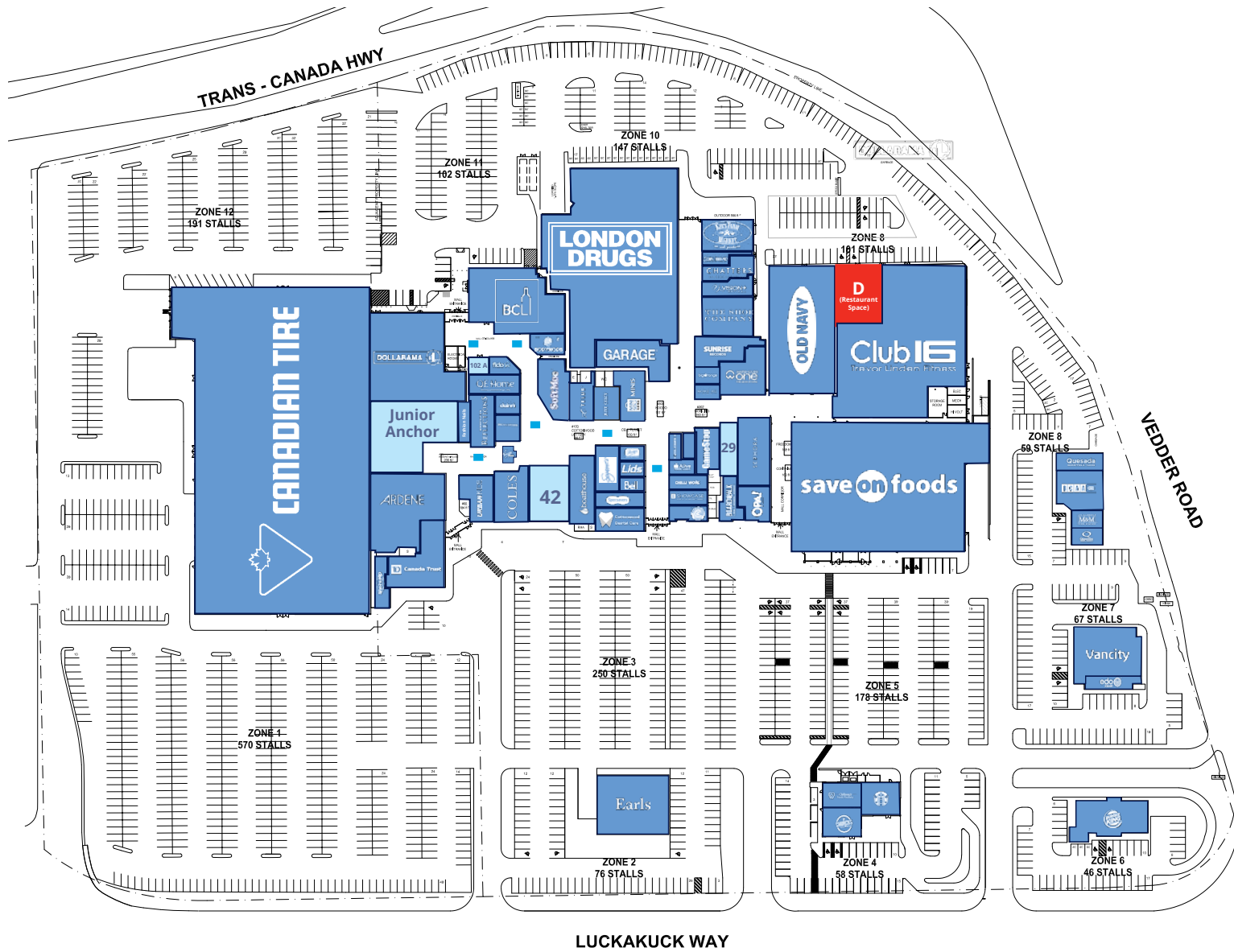


Opportunity to Lease Space in Chilliwack's Cottonwood Centre

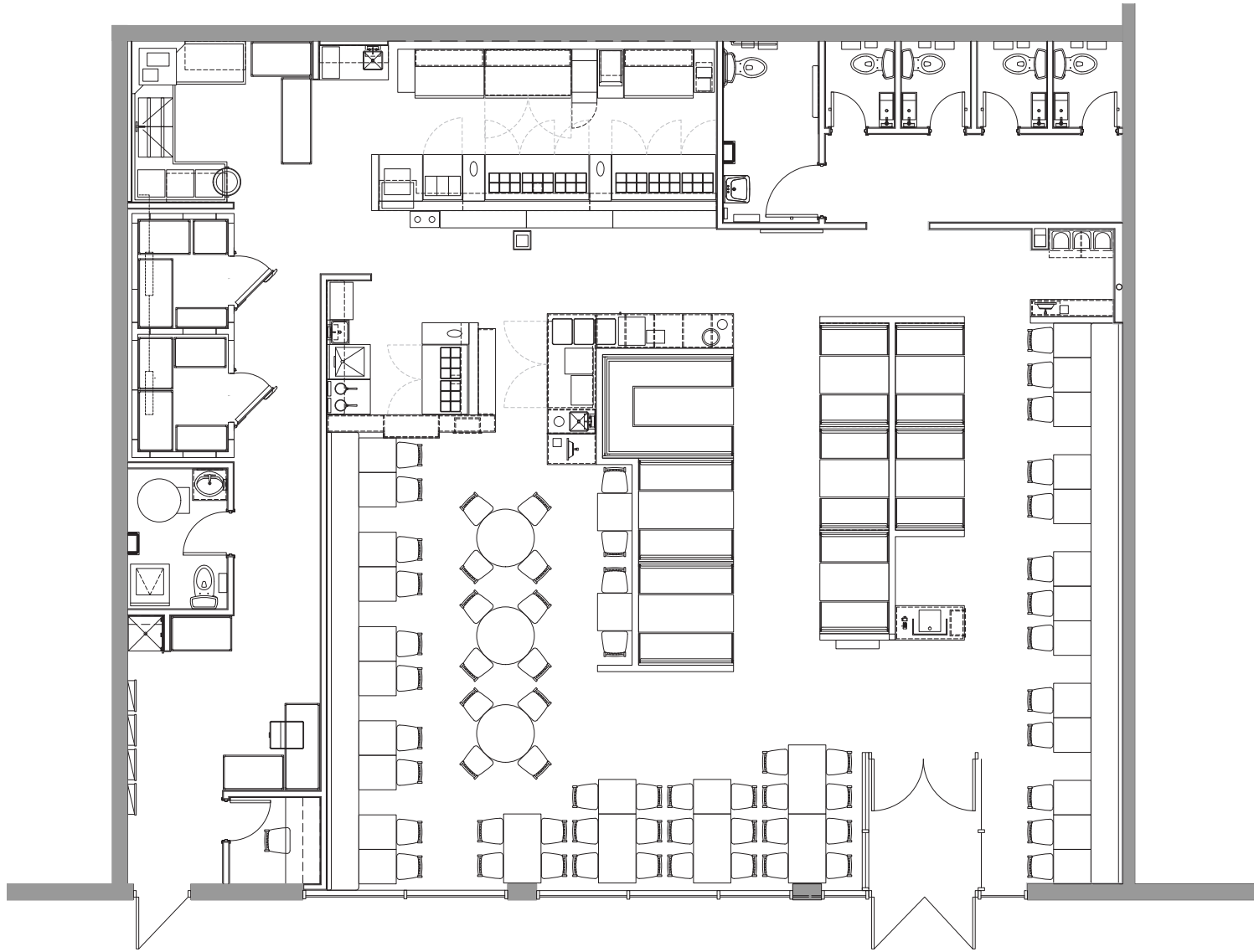
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SITE PLAN

 D (Restaurant Space): 2,911 SF +/-



FLOOR PLAN



Exterior Gallery





	Chilliwack			Abbotsford			Hope		
	2024	2029	2034	2024	2029	2034	2024	2029	2034
Total Population	99,928	110,354	118,453	146,000	158,883	166,793	8,021	8,803	9,439
Average Household Income	\$110,758	\$131,006	\$153,463	\$119,100	\$142,039	\$167,551	\$93,985	\$109,619	\$126,335
Total Households	37,629	41,565	44,764	47,897	52,207	55,155	3,247	3,524	3,771



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