

# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C.

RETAIL LEASE OPPORTUNITIES NEXT TO MEMORIAL HOSPITAL

PRICE  
REDUCTION

1,769 - 6,112 SF AVAILABLE



MISSION  
MEMORIAL HOSPITAL

70% LEASED

PATIO OPPORTUNITY

**Kanwal Sahota**

Associate

(778) 723-5724

Kanwal.Sahota@MarcusMillichap.com

**Jack Allpress\***

Senior Managing Director

(604) 638-1975

JAllpress@MarcusMillichap.com

**Marcus & Millichap**

\*Personal Real Estate Corporation

# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C

## OPPORTUNITY

Mission Village is a 4-storey mixed-use development by West Fraser Developments, featuring 125 residential units above and 27,700+ SF of prime ground-floor commercial retail space along Hurd Street and Fletcher Avenue. Located adjacent to Mission's largest medical employment hub—home to over 1,000 professionals—and in the heart of the **Central Business District**, the site offers excellent exposure to both foot and vehicle traffic.

## SALIENT DETAILS

Address: [32335 Fletcher Avenue, Mission, BC](#)

Zoning: [CH1 - Commercial Highway One Zone\\*](#)

Built: March 2025

Unit Configurations: 1,769 SF - 6,112 SF Available  
(see page 3 for demising options)

Parking: 100 Surface Level & Underground Stalls

Loading: Large truck loading stall on surface

Existing Tenants\*: Little Footprints Daycare, Fresh Slice, Protein Lounge, Grocery Store

Basic Rent: Contact Listing Agents

Additional Rent: \$10.00 PSF (Est. 2025)

Timing: Immediate



\*Tenant is responsible for verifying the permissible uses as per the zoning.

# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C

## SITE PLAN



CRU	Size
2	2,068 SF
3	2,275 SF
4	1,769 SF
Contiguous up to 6,112 SF	
7	1,776 SF
8	2,016 SF
9	2,147 SF *
Contiguous up to 5,966 SF	

\*Potential to Demise, Contact Listing Agents

	Available
	Under Contract
	Completed

FLETCHER AVENUE

# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C

## HIGHLIGHTS



Boutique, 4-storey, mixed-used development with 125 new residential units above and +27,700 square feet of commercial retail units via ground floor.



Strategically located adjacent to Mission's medical campus.



+1,000 employees in the immediate area.



Easy access to Lougheed Highway and within close proximity to the West Coast Express commuter rail station.



More than 100 surface level and underground parking stalls.



Projected 9.0% population growth within a 10-min drive-time.



Average household income of over \$128,000 within 5KM radius.



Mission Memorial Hospital emergency room will be getting a \$18M upgrade.

2024 Demographics	5 Min Drive-Time	10 Min Drive-Time	15 Min Drive-Time
Average Household Income	\$109,430	\$129,441	\$117,559
2024 Total Population	17,837	43,810	128,154
% Population Change (2024-2029)	1.9%	9.0%	9.4%
2024 Households	6,274	14,122	44,942



# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C

## PROPERTY PHOTOS



# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C

## LOCATION OVERVIEW



### OUTLOOK VILLAGE



### MISSION MEDICAL CAMPUS

MISSION MEMORIAL HOSPITAL ER IS GETTING A \$18 M UPGRADE

### SUBJECT PROPERTY



### THE SHOPS AT MISSION HILL



### WEST COAST EXPRESS AND MISSION CITY STATION



### SMARTCENTRES MISSION



### THE JUNCTION SHOPPING CENTER



WREN ST

LOUGHEED HWY ~23,800 VPD

CEDAR VALLEY CONNECTOR ~15,000 VPD

# FOR LEASE

MISSION VILLAGE | 32335 FLETCHER AVENUE, MISSION, B.C

## LOCATION OVERVIEW



### OUTLOOK VILLAGE



### MISSION MEDICAL CAMPUS

MISSION MEMORIAL HOSPITAL ER IS GETTING A \$18 M UPGRADE



### SUBJECT PROPERTY

### THE SHOPS AT MISSION HILL



### SMARTCENTRES MISSION



### THE JUNCTION SHOPPING CENTER



### CEDAR VALLEY CONNECTOR



HIGHWAY 11

HIGHWAY 7

**Kanwal Sahota**

Associate  
(778) 723-5724  
Kanwal.Sahota@MarcusMillichap.com

**Jack Allpress\***

Personal Real Estate Corporation  
Senior Managing Director  
(604) 638-1975  
JAllpress@MarcusMillichap.com

**Marcus & Millichap**

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



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2025 Marcus & Millichap. All rights reserved.