

# FOR LEASE

8993 Young Road, Chilliwack, B.C.

**FIXTURED RETAIL UNIT IN THE HEART OF CHILLIWACK**



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# OPPORTUNITY

Situated in a vibrant C2 commercial zone, this 1,263 square-foot retail unit aligns perfectly with Chilliwack's community vision. The village quarter designation is focused on building a vibrant, pedestrian, friendly community.

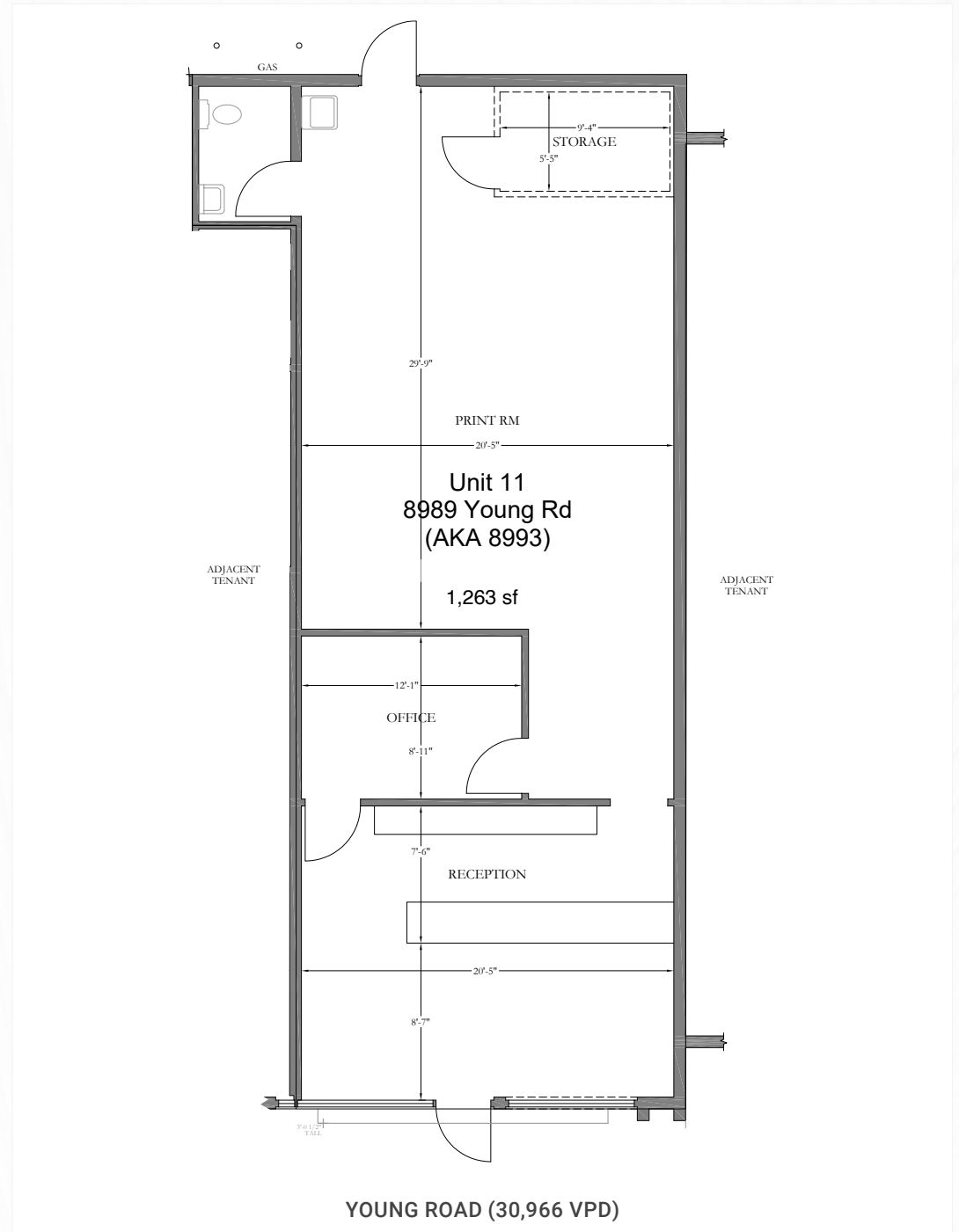
With 52 parking stalls, accessibility is a breeze. Embrace a walk score of 94, surrounded by local amenities. Join us in shaping the future of Chilliwack.

# SALIENT DETAILS

Municipal Address:	<a href="#">8993 Young Road, Chilliwack, B.C.</a>
Availability:	1,263 SF
Timing:	Immediate
Zoning:	<a href="#">C2</a>
Parking:	52 shared stalls
Traffic Counts:	30,966 VPD along Young Road
Additional Rent:	\$6.00 PSF (2024 est.)
Asking Rent:	Contact Listing Agents




8993 YOUNG ROAD



# LOCATION HIGHLIGHTS

 Trans-Canada Highway provides access to Metro Vancouver to the west and BC's interior market to the east

 Chilliwack is the second fastest growing city in the Fraser Valley Regional District, projected to grow at a rate of 8.8% over the next five years

 Strategically positioned for business success and community engagement

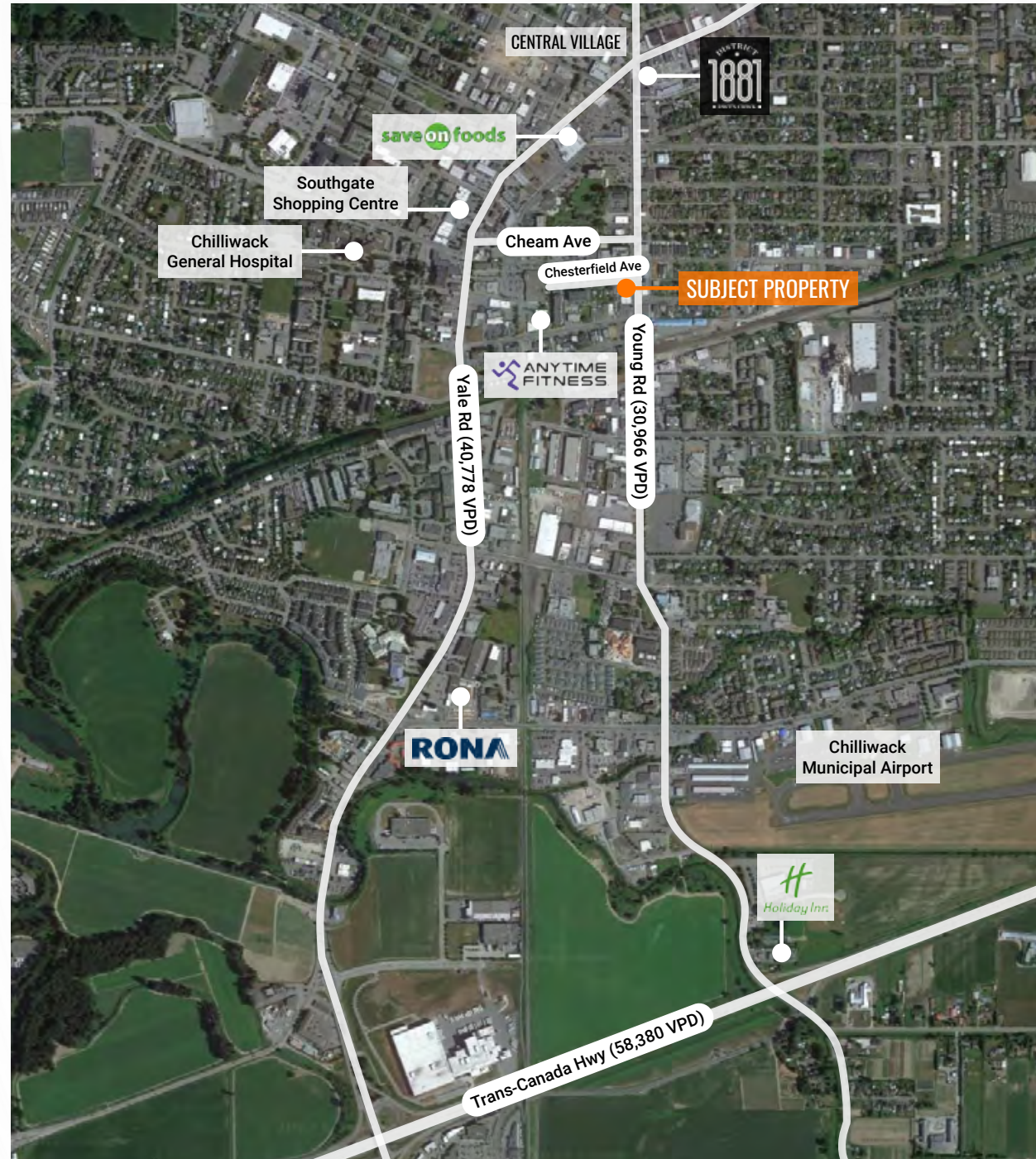
 A walk score of 94 with close proximity to District 1881

# AREA DEMOGRAPHICS

**1 KM**      Population:                    667  
 # of Households:            329  
 Avg Household Income:    \$63,979

**3 KM**      Population:                    12,624  
 # of Households:            6,038  
 Avg Household Income:    \$64,378

**Chilliwack**      Population:                    121,057  
 # of Households:            46,814  
 Avg Household Income:    \$94,211



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