

NOW LEASING

Gateway 286, Merritt, B.C.

RETAIL OPPORTUNITIES AT FUTURE HIGHWAY COMMERCIAL DEVELOPMENT



Developed By:
TROIKA

Future Site of:



Where Journey Meets Destination

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PROJECT OVERVIEW

Gateway 286 is poised to redefine Merritt, B.C., as a key hub for commerce, culture, and community, blending unparalleled location advantages, diverse amenities, and a commitment to sustainability. Gateway 286 will be an integral part of the Merritt community, marking it as a destination of choice for tenants and travelers alike.



HIGHLIGHTS



A gateway to B.C.'s interior markets, Merritt is centrally located at the junction of four major highway routes



7-acre highway commercial development located at Merritt's historical visitor centre lands



30,000 SF of new commercial space, comprised of CRU and varying drive-thru (C-store and build-to-suit) opportunities



Unparalleled access to/from Coquihalla Highway (Hwy 5) and Okanagan Connector (Hwy 97C)



Gateway 286 will also feature rest stop amenities including EV charging stations



Immediate area highway traffic counts exceeding 20,500 VPD

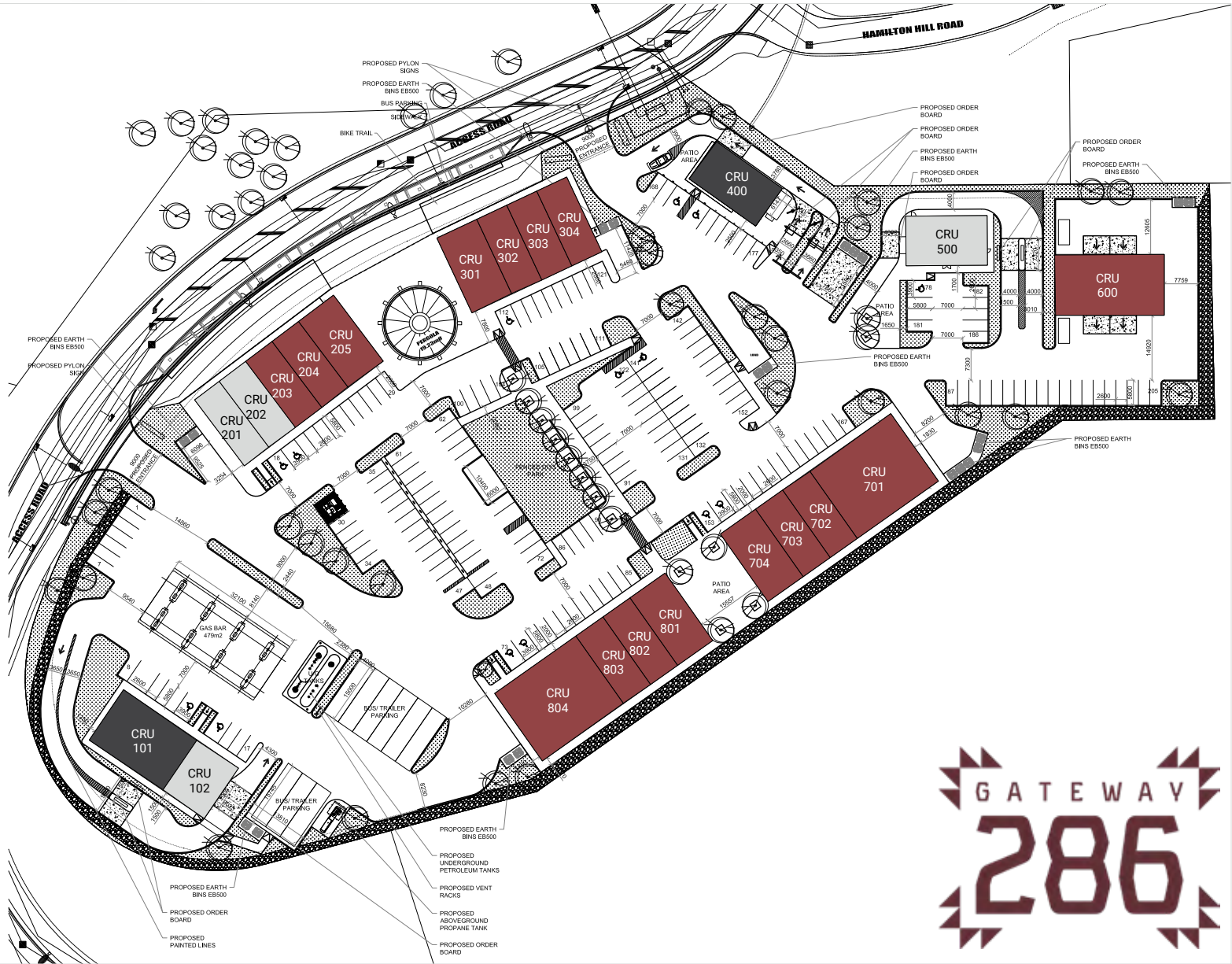


Merritt is projected to have an average household income that exceeds \$97,000 by 2027

SITE PLAN

Available
 Under Contract/Negotiation
 Leased

BUILDING	UNIT	SIZE (SF)
1	101	3,574
1	102	1,238
2	201	1,076
2	202	1,507
2	203	1,507
2	204	1,507
2	205	2,153
3	301	2,336
3	302	1,507
3	303	1,507
3	304	1,507
4	400	2,368
5	500	2,368
6	600	3,767
7	701	4,672
7	702	1,561
7	703	1,561
7	704	2,024
8	801	2,024
8	802	1,561
8	803	1,561
8	804	4,672



*Proposed building plans are preliminary and subject to change.



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LOCATION OVERVIEW



NOTABLE DRIVE TIMES



Location	Time to Subject Site
Vancouver	3hr 30min Drive
YVR Airport	3hr 30min Drive
YXX Airport	2hr 10min Drive
Chilliwack	1hr 45min Drive
Osoyoos	2hr 24min Drive
Penticton	1hr 35min Drive
Kelowna	1hr 25min Drive
Vernon	2hr 10min Drive
Kamloops	58min Drive





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