

TSAWWASSEN SHOPPING CENTRE

1200-1288 56TH STREET | TSAWWASSEN, BC

SOUTH DELTA'S CENTRAL HUB FOR SHOPPING, SERVICES, AND EVERYDAY NEEDS



JOIN THESE TENANTS



COMING SOON

Yolks

VET



4 SPACES AVAILABLE

- GLA - 57,000 SF
- 236 parking stalls
- C1 Zone: Core Commercial
- 671 SF up to 2,310 SF

Proudly Owned and Managed By

RURAL^{LTD} STORES

www.ruralstores.ca

AVAILABLE SPACE

AVAILABLE UNITS

#1212B	2,294 SF
#1226B	671 SF
#1232	1,476 SF (POP UP)
#1248	2,310 SF

RENT

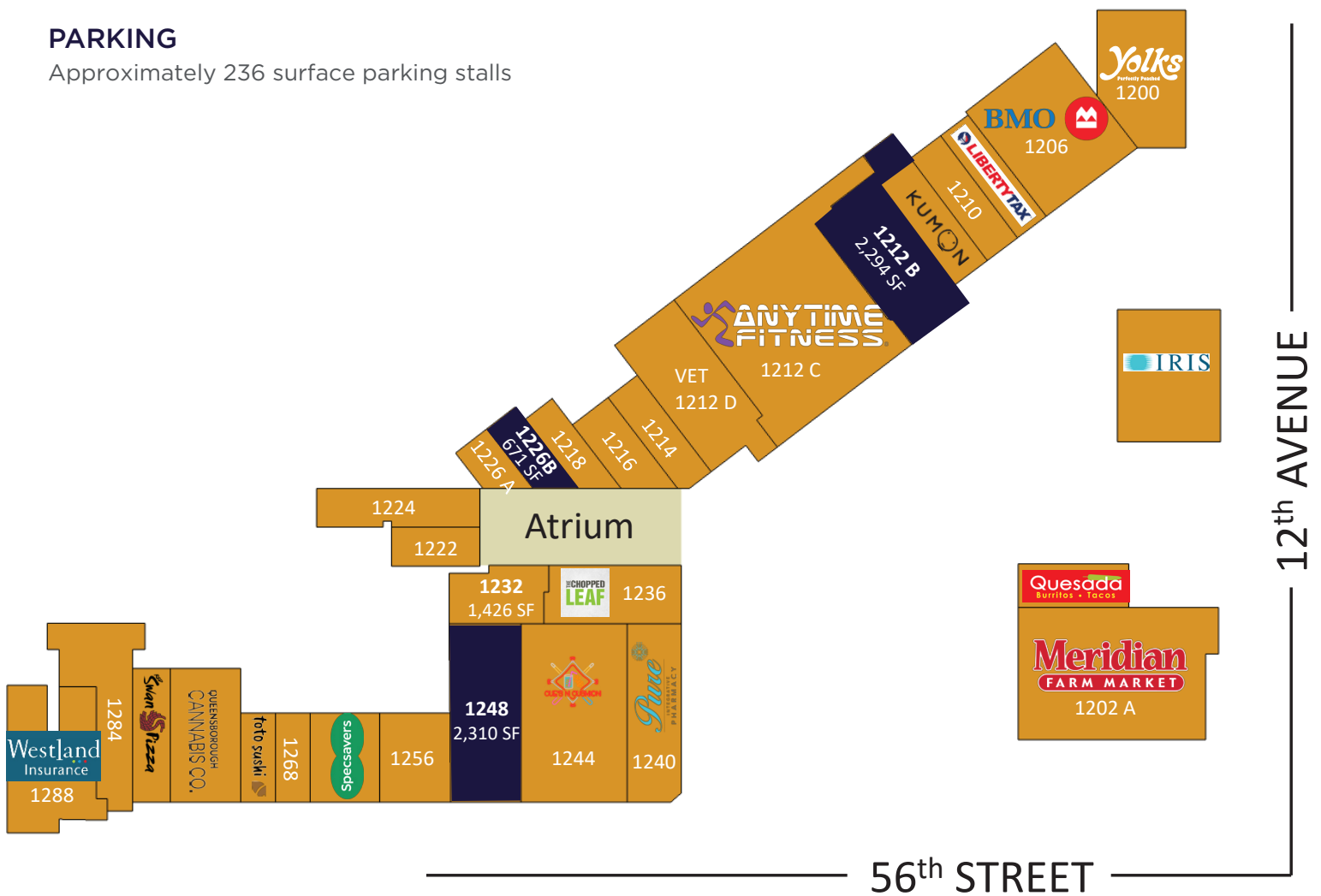
Please contact listing agent for details

ADDITIONAL RENT

\$16.16 PSF (2026) +7% Property management on gross rent

PARKING

Approximately 236 surface parking stalls



AVAILABLE LEASED

PROPERTY PHOTOS



UNIT DETAILS #1248



AREA

2,310 SF

RENT

Please contact listing agent for details

ADDITIONAL RENT

\$16.16 PSF (2026) +7%
Property management on gross rent

UNIT HIGHLIGHTS

- Turnkey space ready for minor improvements and furnishings
- Brand new flooring throughout
- Full paint and new trim
- Brand new handicap accessible washroom
- Fully renovated back room and kitchen space
- Storefront exposure via 56th Street



PROPERTY LOCATION



DEMOGRAPHICS



460

NUMBER OF
BUSINESSES
within 3 km



15,229

2026 DAYTIME WORKING
POPULATION ESTIMATE
within 3 km



51.1

MEDIAN AGE
within 3 km



\$149,452

AVERAGE
HOUSEHOLD INCOME
within 3 km



DRIVE TIMES

LADNER **12 MINS**
BC FERRIES **12 MINS**

FOR MORE INFORMATION, CONTACT:

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