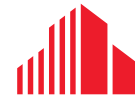


FOR LEASE

SOUTHGATE SHOPPING CENTRE

45905 YALE ROAD, CHILLIWACK, BC



CUSHMAN &
WAKEFIELD



3 SPACES AVAILABLE:

1,254 SF - FULLY FIXTURED RESTAURANT

1,883 SF - FULLY FIXTURED MEDICAL CLINIC

2,500 SF/C4 ZONE - SHOPPING CENTRE

#41 1,254 SF



#36 2,500 SF



#50 1,883 SF



1,592

NUMBER OF
BUSINESSES
within 3 km



19,557

2020 DAYTIME WORKING
POPULATION ESTIMATE
within 3 km



42.6

MEDIAN AGE
within 3 km



\$70,293

AVERAGE
HOUSEHOLD INCOME
within 5 km



DRIVE TIMES

TRANS CANADA HIGHWAY
(HWY 1)

7 MINUTES

Eric Walker

Associate Vice President

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Vancouver, BC V7Y 1A1

+1 604 683 3111

cushmanwakefield.ca

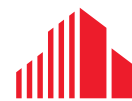
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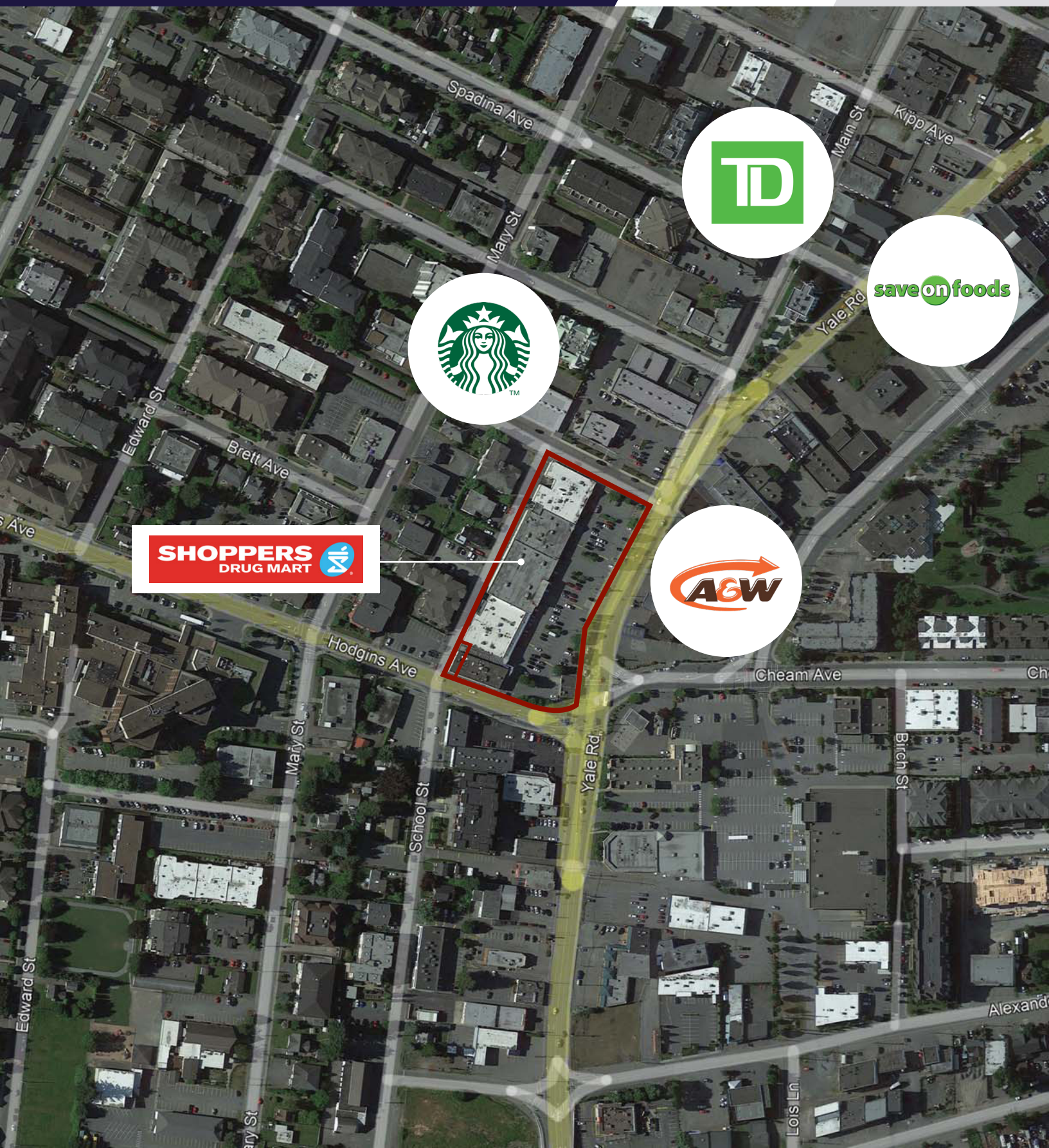
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save on foods

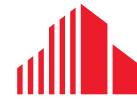
SHOPPERS
DRUG MART



FOR LEASE

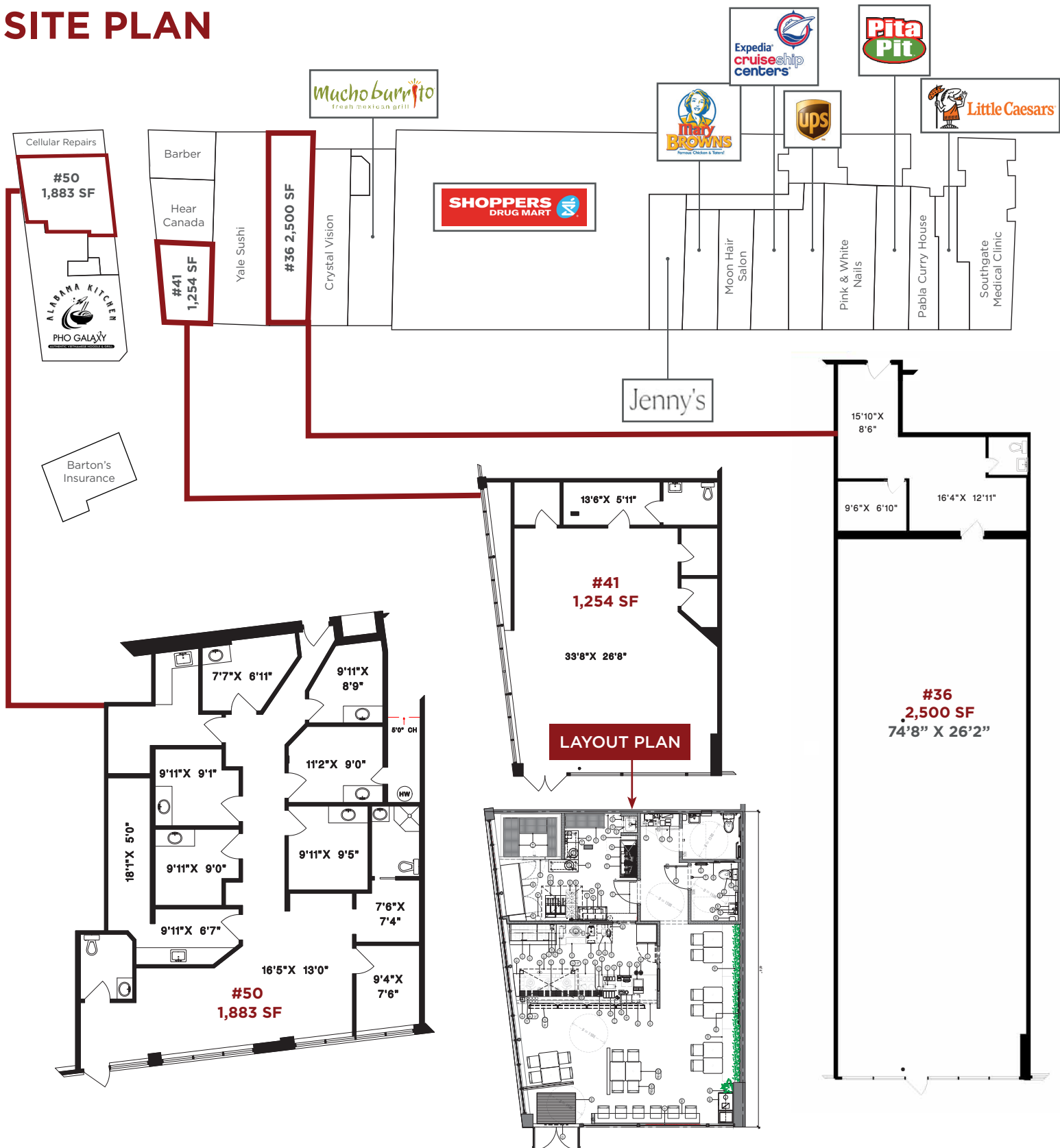
SOUTHGATE SHOPPING CENTRE

45905 YALE ROAD, CHILLIWACK, BC



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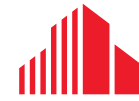
SITE PLAN



FOR LEASE

SOUTHGATE SHOPPING CENTRE

45905 YALE ROAD, CHILLIWACK, BC



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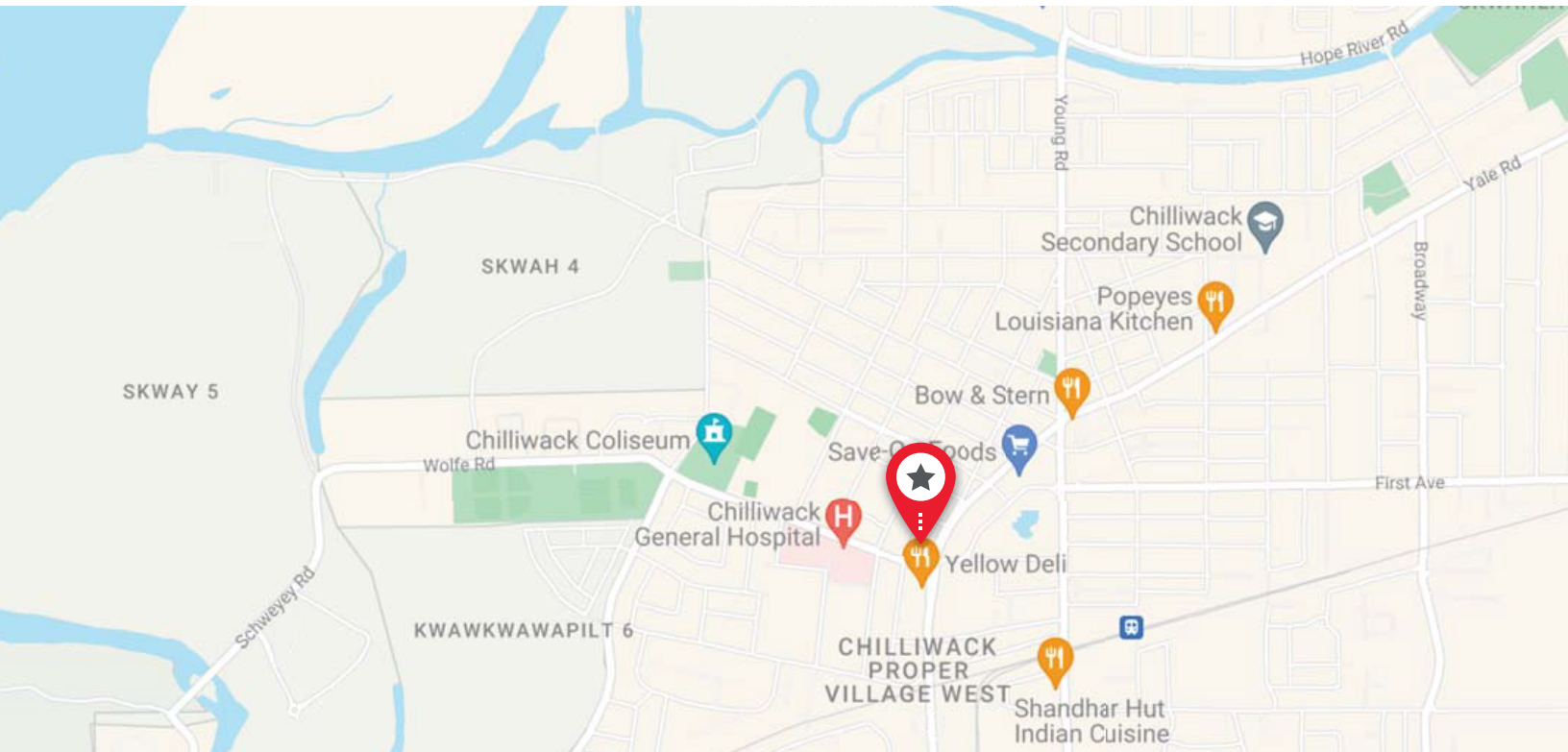
AVAILABLE	AREA	RENT	ADDITIONAL RENT	GROSS MONTHLY OCCUPANCY COSTS
UNIT 36	2,500 SF	Starting at \$30.00 psf, net	\$14.75 psf Property Mgmt: 5% of RENT	\$9,635.42 (before GST & Utilities)
UNIT 41	1,254 SF	Starting at \$35.00 psf, net	\$14.75 psf Property Mgmt: 5% of RENT	\$5,467.58 (before GST & Utilities)
UNIT 50	1,883 SF	Starting at \$19.00 psf, net	\$14.75 psf Property Mgmt: 5% of RENT	\$5,300.43 (before GST & Utilities)

PYLON SIGN

\$150/month one double-sided panel

ZONING

The **C4 (SHOPPING CENTRE) ZONE** consists of land which, owing to its location adjacent to one or more arterial roads with convenient access is suitable for general and vehicular oriented retail commercial consisting of stores which rely on central common off-street parking, provided within the development.



For more information, please contact:

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