



FOR SALE

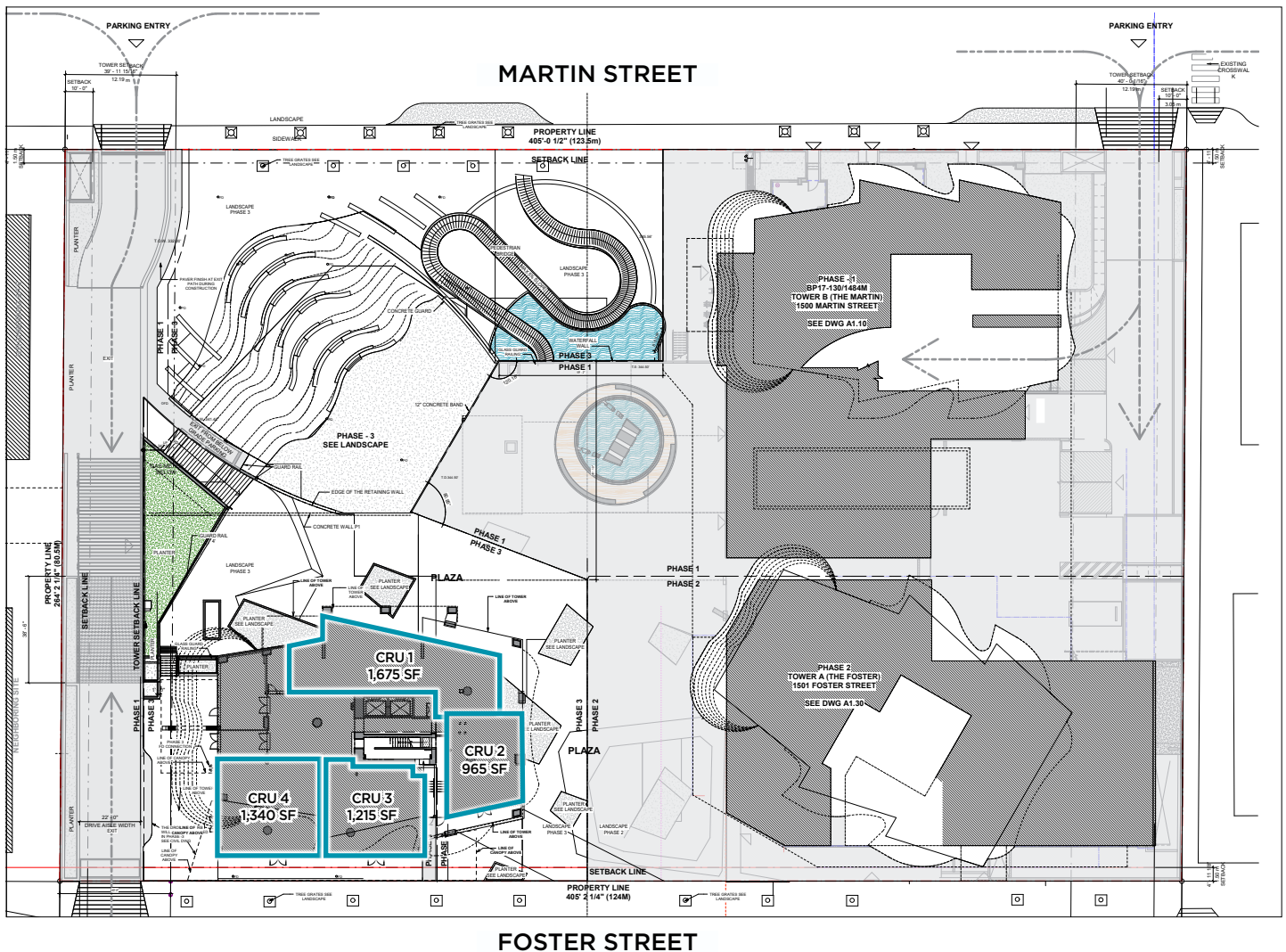
1475 FOSTER STREET

WHITE ROCK, BC V4B 0C4

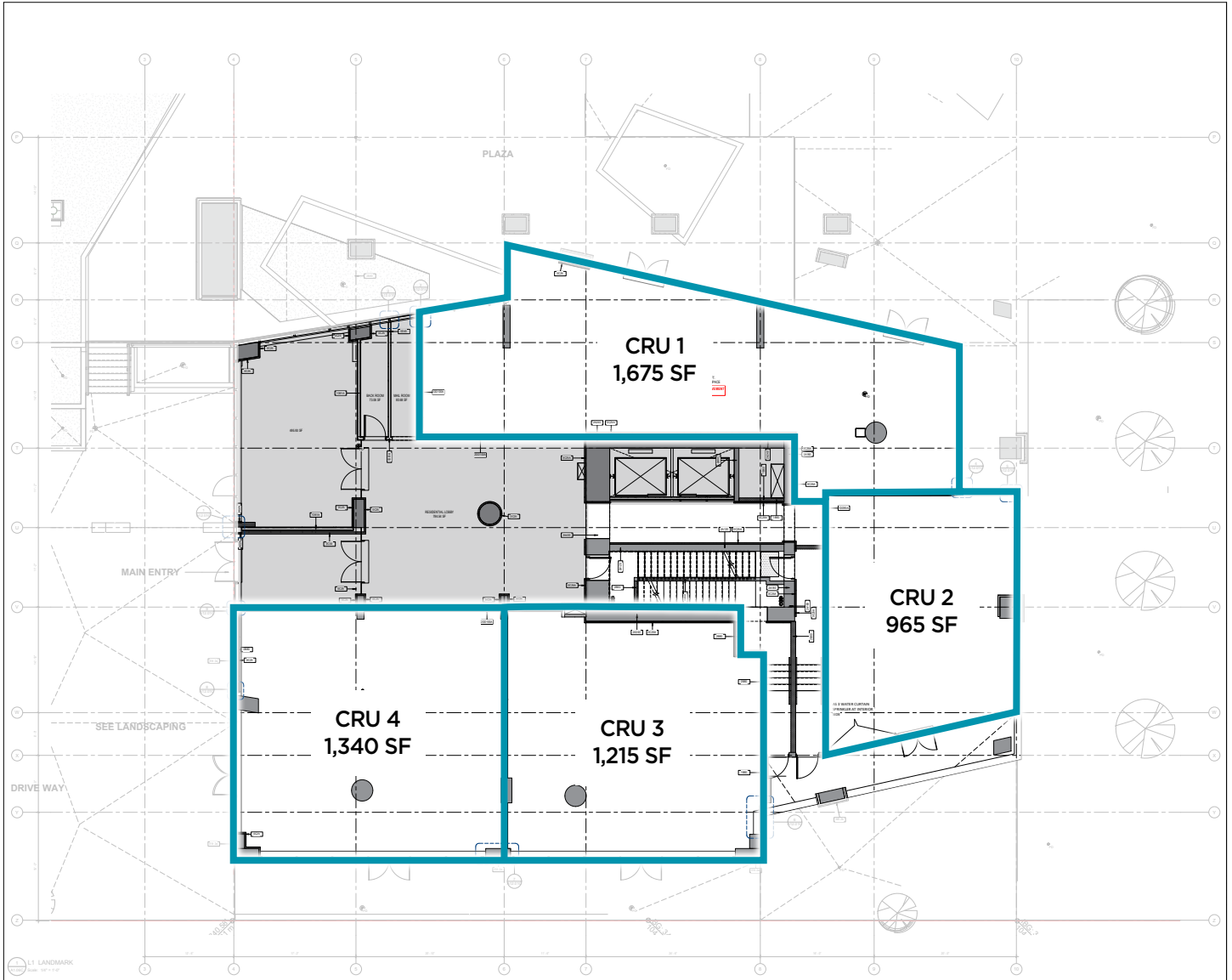




SITE OVERVIEW



FLOOR PLAN



PRICING

SUITE	SIZE (SF)	LISTING PRICE	PRICE/SF
1	1,675	\$2,088,000.00	\$1,246.57
2	965	\$1,218,000.00	\$1,262.18
3	1,215	\$1,528,000.00	\$1,257.61
4	1,340	\$1,688,000.00	\$1,259.70

Note: Units can be combined



GROCERY STORES

1. Nature's Fare Markets
2. Save-On-Foods
3. Rexall
4. Sungiven Foods
5. Pharmasave

RESTAURANTS

1. Browns Socialhouse
2. Uptown Pizza
3. Wooden Spoon
4. Mashawee Lebanese Grill
5. Sapporo Kitchen
6. White Spot
7. Bin 101 Wine & Tapas Bar

FINANCIAL SERVICES

1. TD Canada Trust
2. Scotiabank
3. CIBC
4. BMO Bank of Montreal
5. Coast Capital
6. ProsperaCredit Union

LOCATION

With a total of 357 Residential Units, the property is situated in White Rock's Town Centre, renowned for its vibrant array of shops, restaurants, cafes, and services. The Town Centre area plan is focused on creating a compact, connected and walkable urban centre with a primary focus on increased density in key locations.

White Rock is a popular area for both residents and visitors, offering a picturesque setting that encompasses views of Semiahmoo Bay and the iconic White Rock. With Semiahmoo Shopping Centre featuring major grocery stores, banks, pharmacies and more, there is a need for additional business's in the area to sustain the population growth happening in the area. Several new developments will densify the immediate area, creating a need for further services to sustain the growing population. The area plan has a projected goal of bringing the surrounding population from 7,815 up to 18,188 residents and employment from 1,943 employees to 6,899 over the next decade.

White Rock is easily accessible via all major highways, including King George Boulevard, Highway 99 and Pacific Highway. Furthermore, the region benefits from robust service by the TransLink public transit system; buses connect the Town Centre with other parts of the city, Surrey, Richmond and Vancouver.

Completing in 2026, Foster Martin will be a premium addition to a highly sought after community.

POPULATION



7,815

Existing

18,188

Projected

DWELLINGS



4,410

Existing

11,115

Projected

EMPLOYMENT



1,943

Existing

6,899

Projected

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