



PRE-LEASING OPPORTUNITIES  
AVAILABLE NOW!

|  
**AND MAR**

45940 PROMONTORY ROAD | CHILLIWACK, BC



# BE A PART OF A FUTURE-FORWARD TOWN CENTRE

Anchored by Pattison's premium organic brand, Natures Fare Markets, Pure Pharmacy, and 20,000 SF Willowbrae daycare, Andmar is a phased, mixed-use sustainable lifestyle community, with a total of approximately 100,000 SF of commercial retail space and 212 residential units in Phase 1 and an additional 600+ residential units planned in subsequent phases. Surrounded by over 38,000 existing residents and an additional 12,000 housing units being developed within a 3km radius, Andmar is the sole remaining retail plaza on Promontory Road with two controlled intersections available for commercial lease. The premium exposure retail units provide easy access and ample parking for customers. The plaza is sure to become the primary restaurant & shopping location for the growing, affluent node of Promontory Heights in Chilliwack.



FUTURE TENANTS
 Nature's Fare Markets
 Pure INTEGRATIVE PHARMACY
 Willowbrae ACADEMY

TOTAL BUILDING AREA	
BUILDING A	±30,585 SF
BUILDING B	±15,790 SF
BUILDING C	±12,790 SF
BUILDING F	±32,000 SF

### BUILDING A

±3,585 SF

Leased: ± 27,000 SF

Q2 2026

Occupancy

### BUILDING B

±10,790 SF

Flexible demising options

Q2 2027

Occupancy

### BUILDING C

±11,590 SF

Flexible demising options with enclosed patio area for restaurant user

Q3 2026

Occupancy

### BUILDING F

±10,045 SF

Ground level available

Willowbrae Academy has leased 20,000 SF on the 5th & 6th floors with rooftop play area

## AVAILABLE SPACE

### BUILDING A

CRU	SF
CRU 4	1,188
CRU 5	1,136

### BUILDING B

CRU	SF
CRU 1	1,546
CRU 2	1,163
CRU 3	1,209
CRU 4	1,098
CRU 6	1,098
CRU 7	1,730
CRU 8	1,247
CRU 9	1,479
CRU 10	1,721

### BUILDING C

CRU	SF
CRU 1	4,247
CRU 2	1,612
CRU 3	1,198
CRU 4	4,001

### BUILDING F

CRU	SF
CRU 1	1,475
CRU 2	1,382
CRU 3	3,409
CRU 4	1,736
CRU 5	1,735



### PARKING

- Surface - 118 stalls
- Underground - 411 stalls
- Total On-Site Parking - 529 stalls



### LEASE RATES

- Contact Listing Brokers for details

# BUILDING A

±3,148 SF AVAILABLE

Leased: ± 27,000 SF

Q2 2026

Occupancy



# BUILDING B

±14,409 SF AVAILABLE

Flexible demising options

Q2 2027

Occupancy



BUILDING B	SF
CRU 1	1,546
CRU 2	1,163
CRU 3	1,209
CRU 4	1,098
CRU 6	1,098
CRU 7	1,730
CRU 8	1,247
CRU 9	1,479
CRU 10	1,721

## FLOOR PLAN



## FUTURE TENANTS

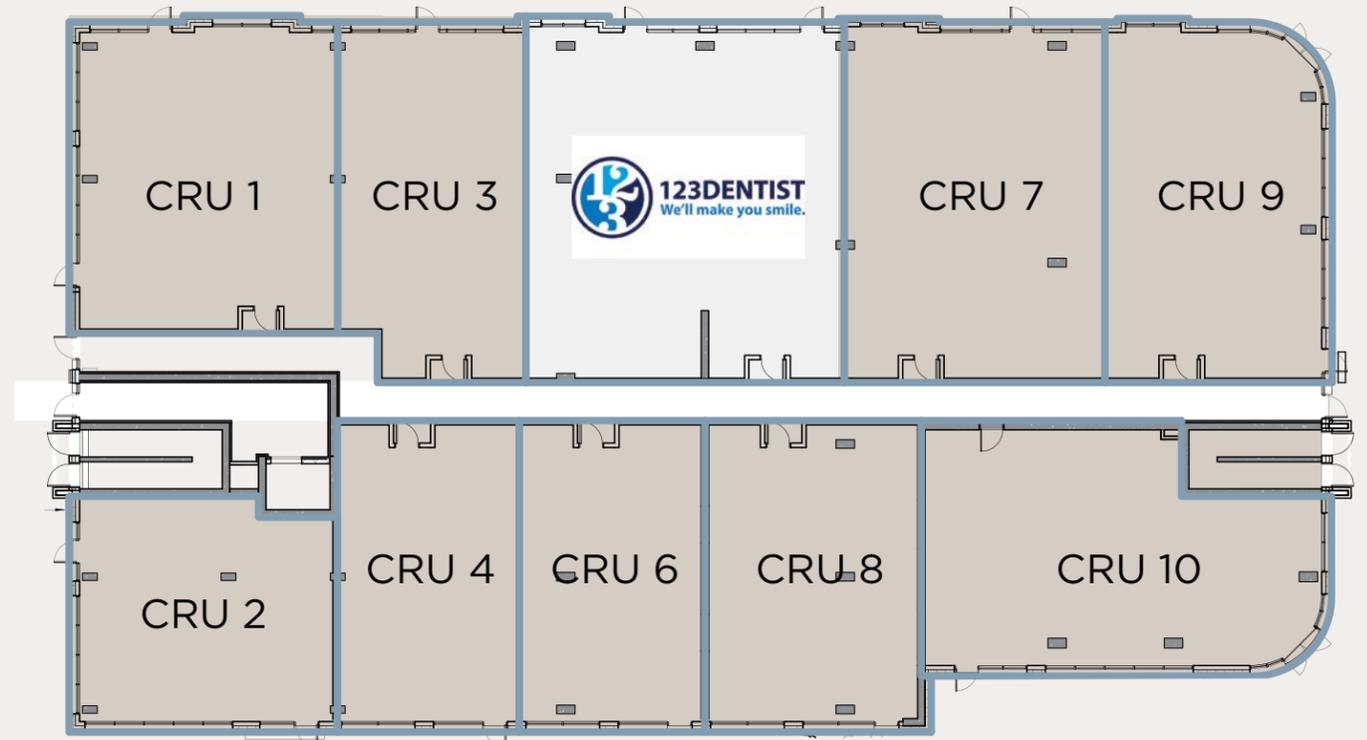


## BUILDING A SF

CRU 4	1,188
CRU 5	1,136



## FLOOR PLAN



# BUILDING C

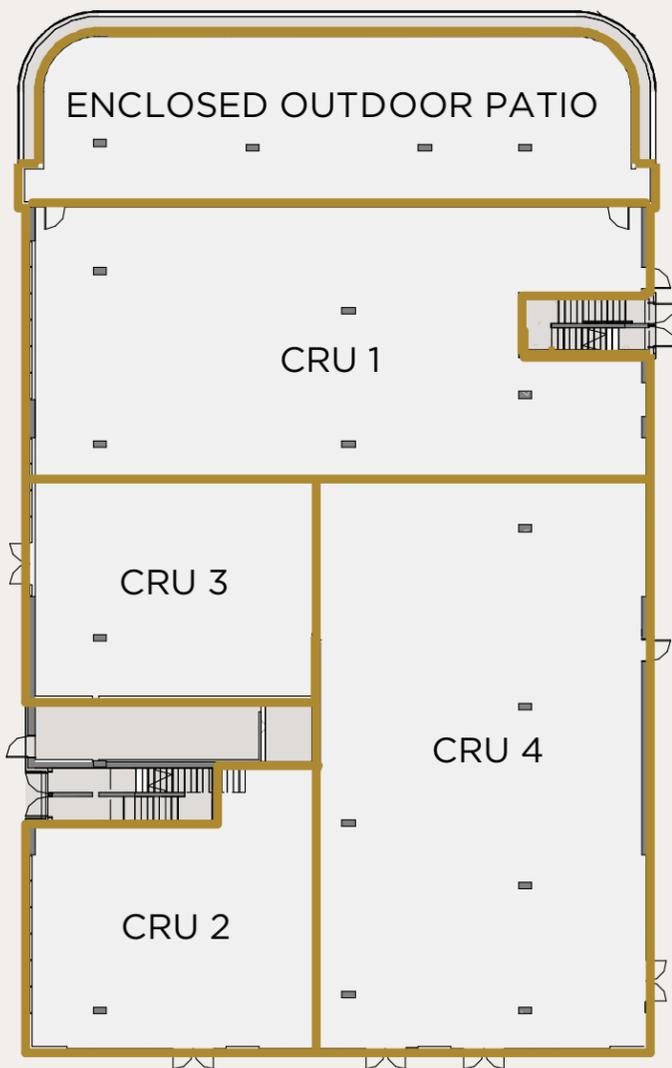
±11,590 SF AVAILABLE

Flexible demising options with enclosed patio area for restaurant user

Q3 2026

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## FLOOR PLAN



## BUILDING C SF

CRU	SF
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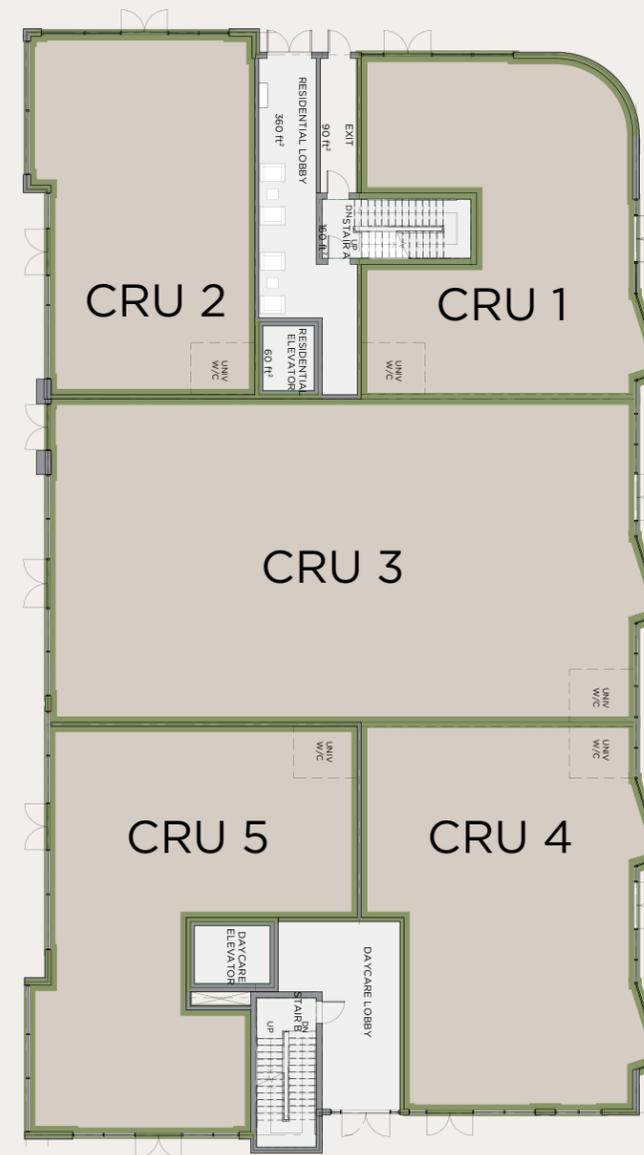
# BUILDING F

±10,045 SF AVAILABLE

Ground level available

Willowbrae Academy has leased 20,000 SF on the 5th & 6th floors with rooftop play area

## FLOOR PLAN



## FUTURE TENANTS



## BUILDING F SF

CRU	SF
CRU 1	1,475
CRU 2	1,382
CRU 3	3,409
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# DISCOVER SARDIS/ PROMONTORY

A THRIVING COMMUNITY

Nestled in the scenic city of Chilliwack, British Columbia, Sardis/Promontory is a vibrant neighborhood known for its stunning landscapes, top-rated schools, and exceptional recreational opportunities. This premier development, situated at Promontory & Thomas Road, spans approximately 10 acres and features two controlled intersections, ensuring seamless access in all directions. With sought-after schools like Vedder Elementary and GW Graham Secondary, along with a dynamic mix of amenities, Sardis/Promontory is a desirable destination for residents and visitors alike.



## A MARKETPLACE IN MOTION

- Strong household spending power
- Young Families
- Affluent, stable homeowners
- Middle-aged & senior consumers

## DEMOGRAPHICS (WITHIN 3KM)

**524 BUSINESSES**

**40,777**  
2024 Population Estimate

**1.9%**  
Projected Annual Growth 2020 - 2025

**40.9**  
Median Age

**\$111,168**  
Average Income



### Drive Times:

- 0-10 Minutes
- 10-20 Minutes
- 20-30 Minutes
- 30-40 Minutes
- 40-50 Minutes
- 50-60 Minutes



# AND MAR

FOR MORE INFORMATION,  
PLEASE CONTACT:

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