



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



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

±9,069 SF

Flexible demising options

Q1 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 SF

CRU 4**	1,188
CRU 5**	1,136

BUILDING B SF

CRU 1	1,546
CRU 2	1,163
CRU 4	1,098
CRU 6	1,098
CRU 8	1,247
CRU 9*	2,400
CRU 10*	1,721

BUILDING C SF

CRU 1**	4,247
CRU 4**	4,001

BUILDING F SF

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

*Under contract

**Under negotiation



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



FLOOR PLAN



FUTURE TENANTS



BUILDING A SF

CRU 4** 1,188

CRU 5** 1,136

**Under negotiation



BUILDING B

±9,069 SF AVAILABLE

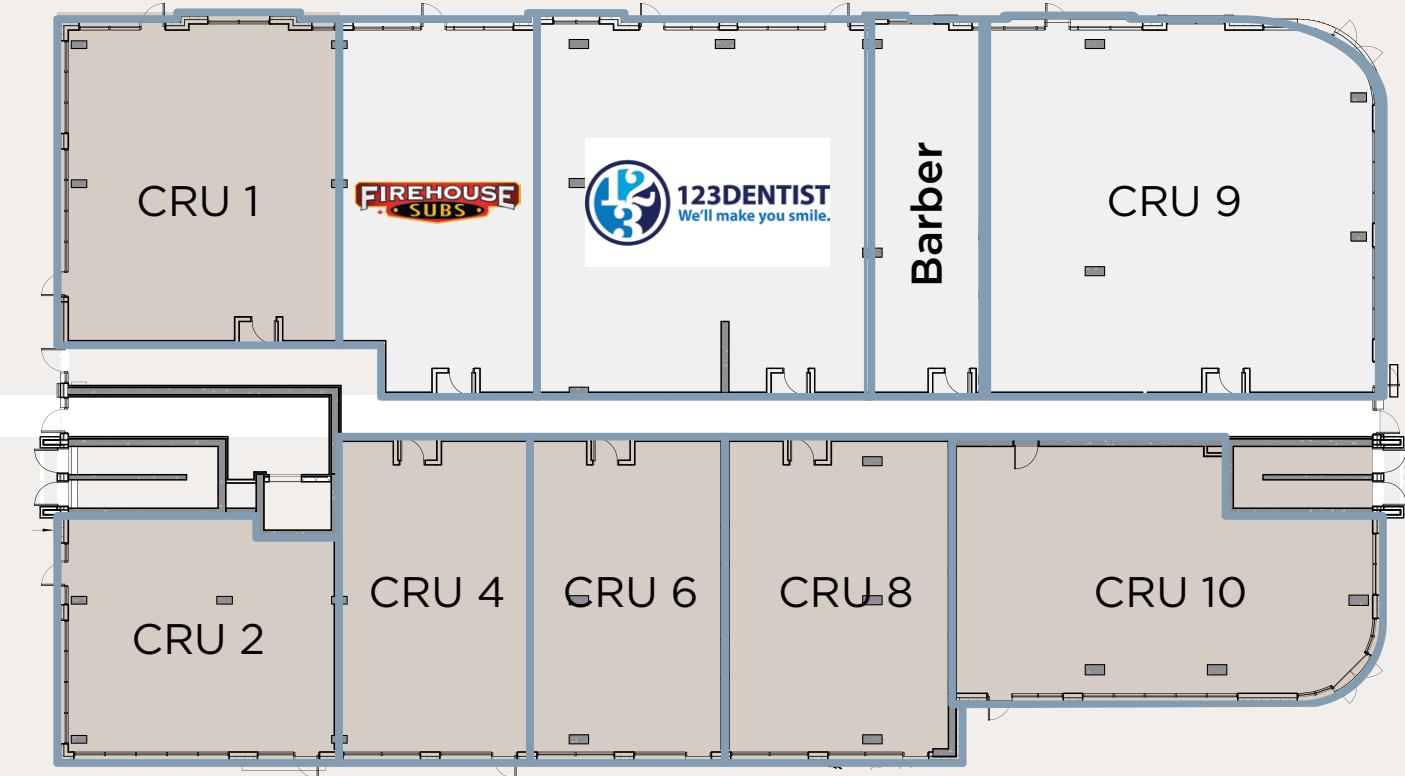
Flexible demising options

Q1 2027

Occupancy



FLOOR PLAN



BUILDING B SF

CRU 1 1,546

CRU 2 1,163

CRU 4 1,098

CRU 6 1,098

CRU 8 1,247

CRU 9* 2,400

CRU 10* 1,721

*Under contract

**Under negotiation

BUILDING C

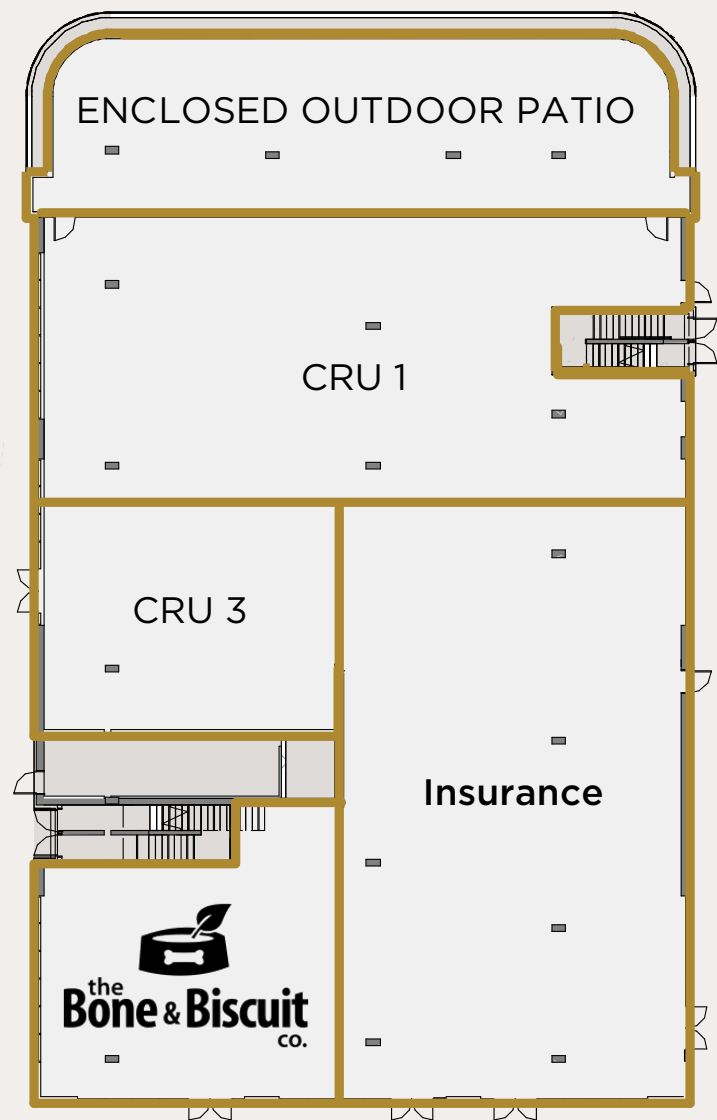
±11,590 SF AVAILABLE

Flexible demising options with enclosed patio area for restaurant user

Q3 2026

Occupancy

FLOOR PLAN



BUILDING C	SF
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CRU 1**	4,247
CRU 4**	4,001

**Under negotiation

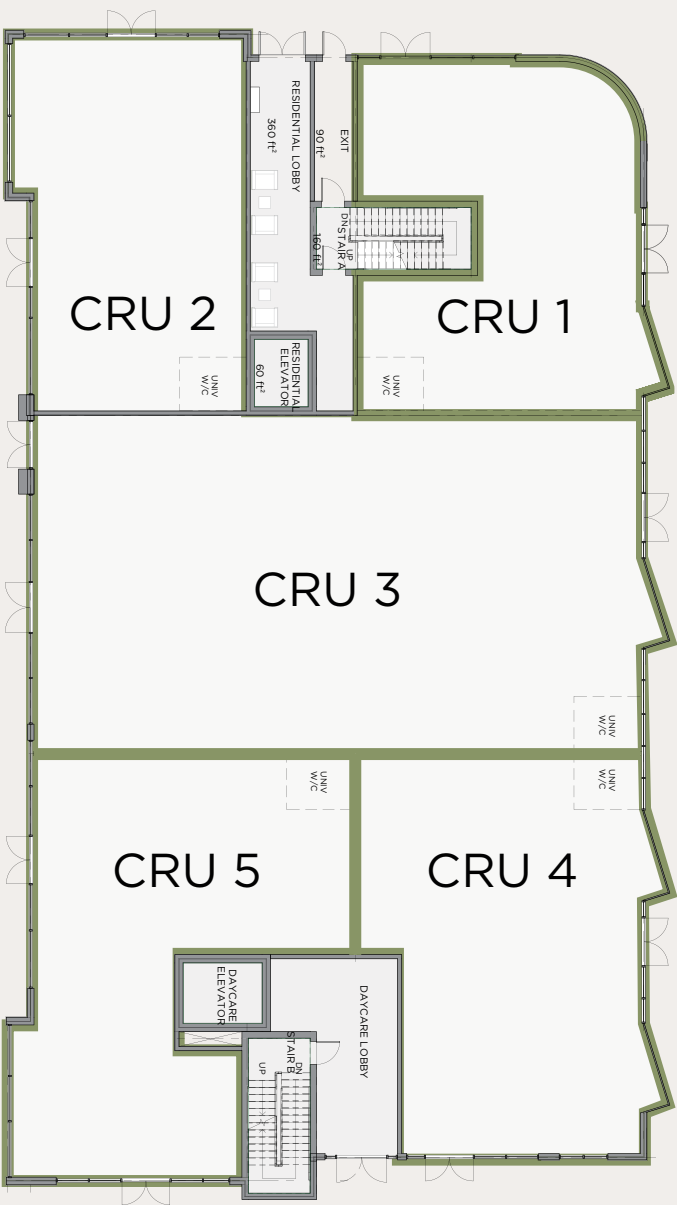
BUILDING F

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

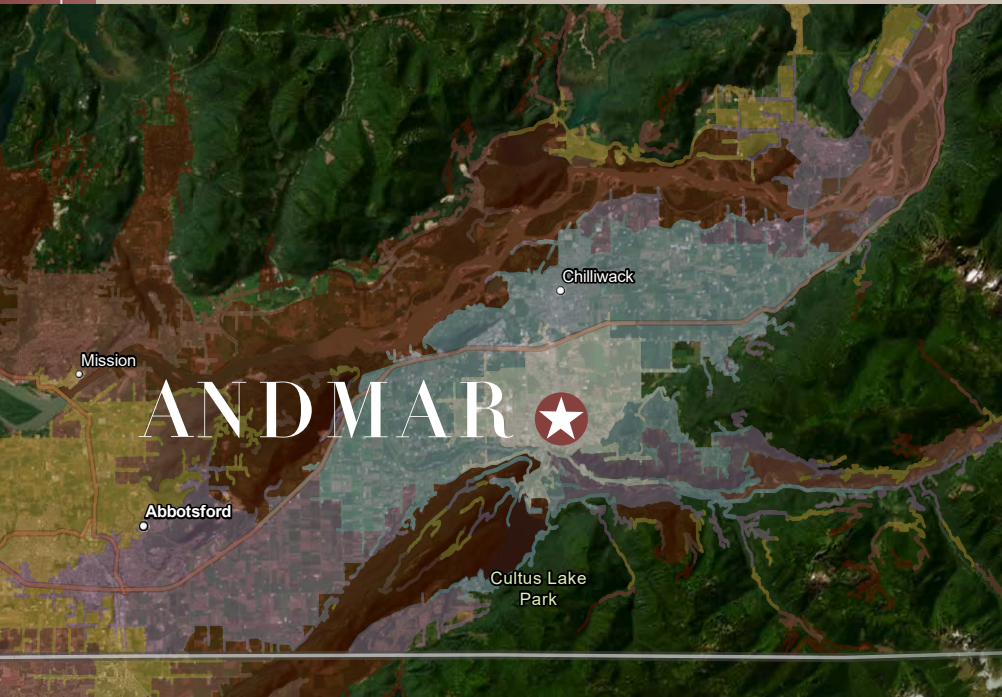
*Under contract

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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.



Drive Times:

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

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



AND MAR

FOR MORE INFORMATION,
PLEASE CONTACT:

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