



**SQUAMISH**

HARDWIRED for ADVENTURE

**Ranked #1**  
as best city to work in BC

# TWO RETAIL SPACES FOR LEASE

# 38144 SECOND AVENUE & 1361 WINNIPEG STREET

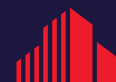
SQUAMISH, BC



Property managed by

**RURAL<sup>LTD.</sup> STORES**

<https://ruralstores.ca/contact-us/>



**CUSHMAN &  
WAKEFIELD**

# AVAILABLE SPACES

ADDRESS	AREA	NET RENT	RENT	PROPERTY MANAGEMENT
38144 Second Avenue Squamish, BC	5,962 SF	Contact listing agent	\$16.68 PSF, net	7% of Gross Rent
1361 Winnipeg Street Squamish, BC	801 SF	Starting at \$35.00 Net PSF	\$16.68 PSF, net	7% of Gross Rent

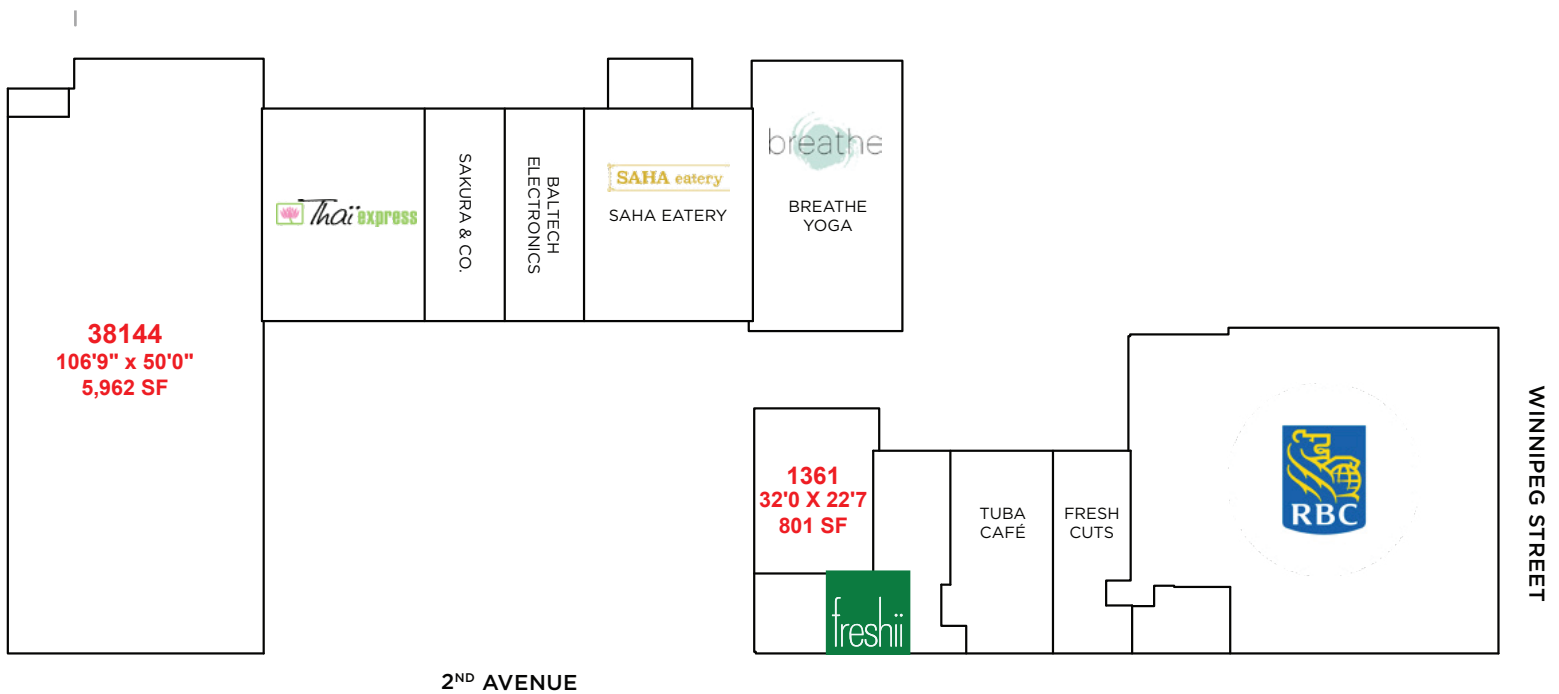
## ZONING

C4 ZONE Downtown Commercial

## OCCUPANCY

Upon signing lease and providing evidence of insurance

## SITE PLAN



# INTERIOR PHOTOS

38144 SECOND AVENUE



1361 WINNIPEG STREET



# PROPERTY LOCATION

Property managed by

**RURAL STORES**

<https://ruralstores.ca/contact-us/>



## AREA DEMOGRAPHICS



**23,819**  
**POPULATION**  
(ESTIMATE 2026)  
within 5 km



**\$109,862**  
**AVERAGE**  
**HOUSEHOLD INCOME**  
within 5 km



**38.5**  
**MEDIAN**  
**AGE**  
within 5 km

### FOR MORE INFORMATION, CONTACT:

**ERIC WALKER**  
Associate Vice President  
+1 604 608 5998  
[eric.walker@cushwake.com](mailto:eric.walker@cushwake.com)

700 West Georgia Street, Suite 1200  
Vancouver, BC V7Y 1A1  
[cushmanwakefield.com](http://cushmanwakefield.com)

