

FOR LEASE | RETAIL | OFFICE
7871 STAVE LAKE STREET
MISSION, BC



- ▶ Retail From 1,304 to 4,180 SF | Office Only 757 SF Left
- ▶ Heritage Park Marketplace

Location

The subject property is in the east end of Mission in the College Heights Neighbourhood, located at the controlled intersection of Stave Lake Street and 11th Avenue. It is across the street from Windebank Elementary School and the University of Fraser Valley which has over 500* students.

*Estimate

Highlights

- ▶ Ample on-site surface parking
- ▶ High growth neighbourhood
- ▶ Corner site with two points of access/egress
- ▶ Join Mac's, Bosley's, and more
- ▶ Across from UFV Campus
- ▶ End-Cap patio option

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Opportunity

Heritage Park Marketplace is a newly constructed neighbourhood convenience retail/office centre with ample on-site parking. The property offers contemporary space with high ceilings, modern glazing with great signage opportunities.

Zoning

CNC1 - Commercial Neighbourhood Centre One (Allows for a wide range of commercial uses)

Parking

196 Stalls (4 per 1,000 SF)

Access & Egress

11th Avenue - Right in/out, Left in/out

Stave Lake Street - Right in/out, Left in/out

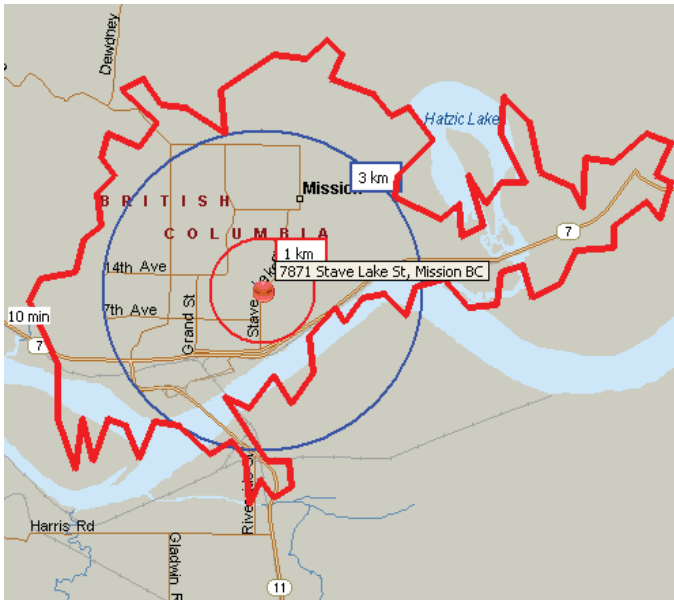


Available Space

| UNIT | SIZE | LEASE RATE | CAM & TAXES (2018 EST.) | AVAILABILITY |
|--------------------------|---------------------|-------------------------------|-------------------------|----------------------|
| Unit B140 | 1,282 SF | LEASED \$22.00 PSF | \$9.56 PSF | Immediate |
| D110 | 1,304 SF | \$24.00 PSF | \$9.56 PSF | Immediate |
| CRU E (Pad) | 4,180 SF* | \$26.00 PSF | \$9.56 PSF | New Build |
| C210 (Office) | 757 SF | \$14.00 PSF | \$9.56 PSF | Immediate |
| C250 (Office) | 1,105 SF | LEASED \$15.00 PSF | \$9.56 PSF | Immediate |

*Demisable

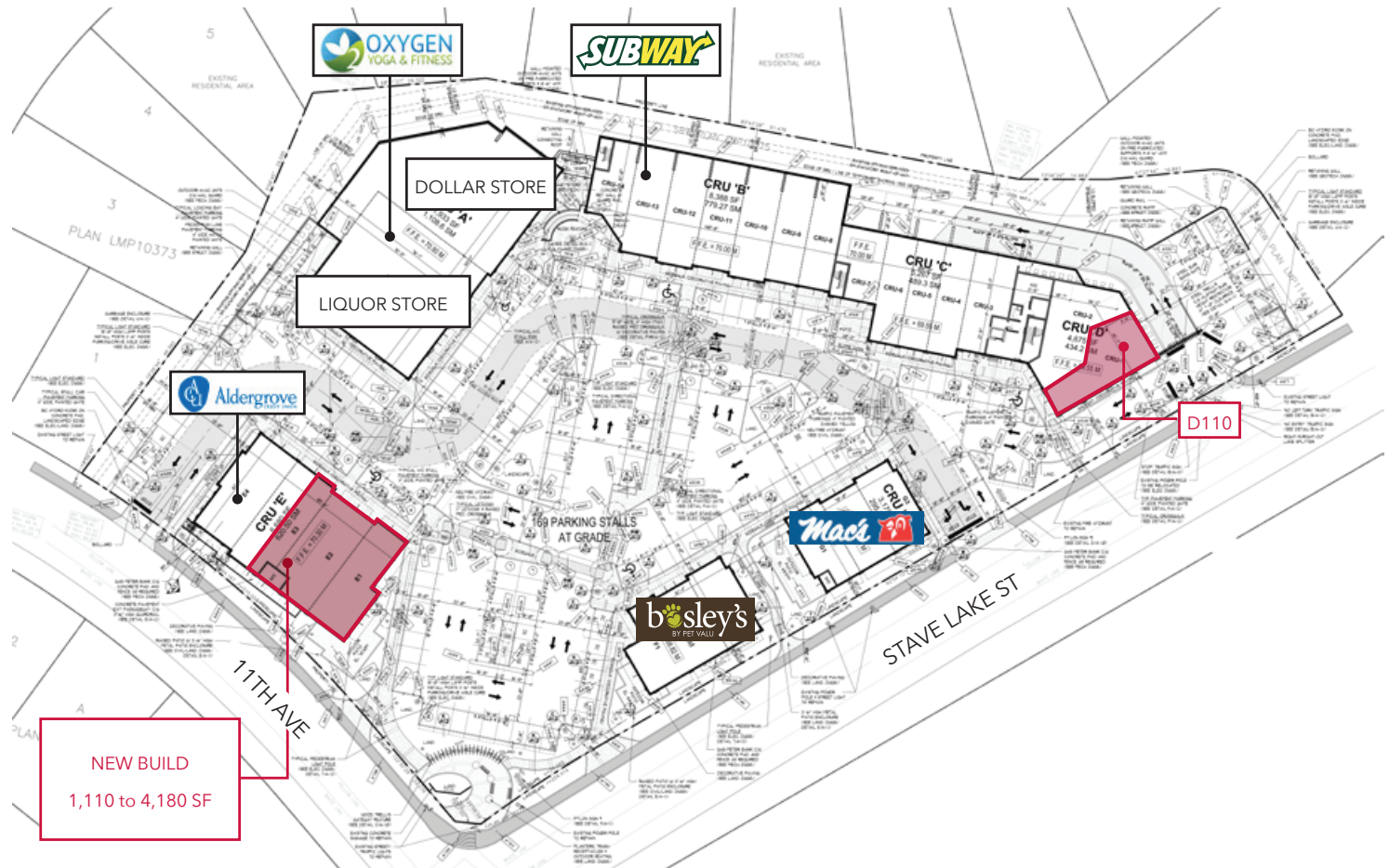




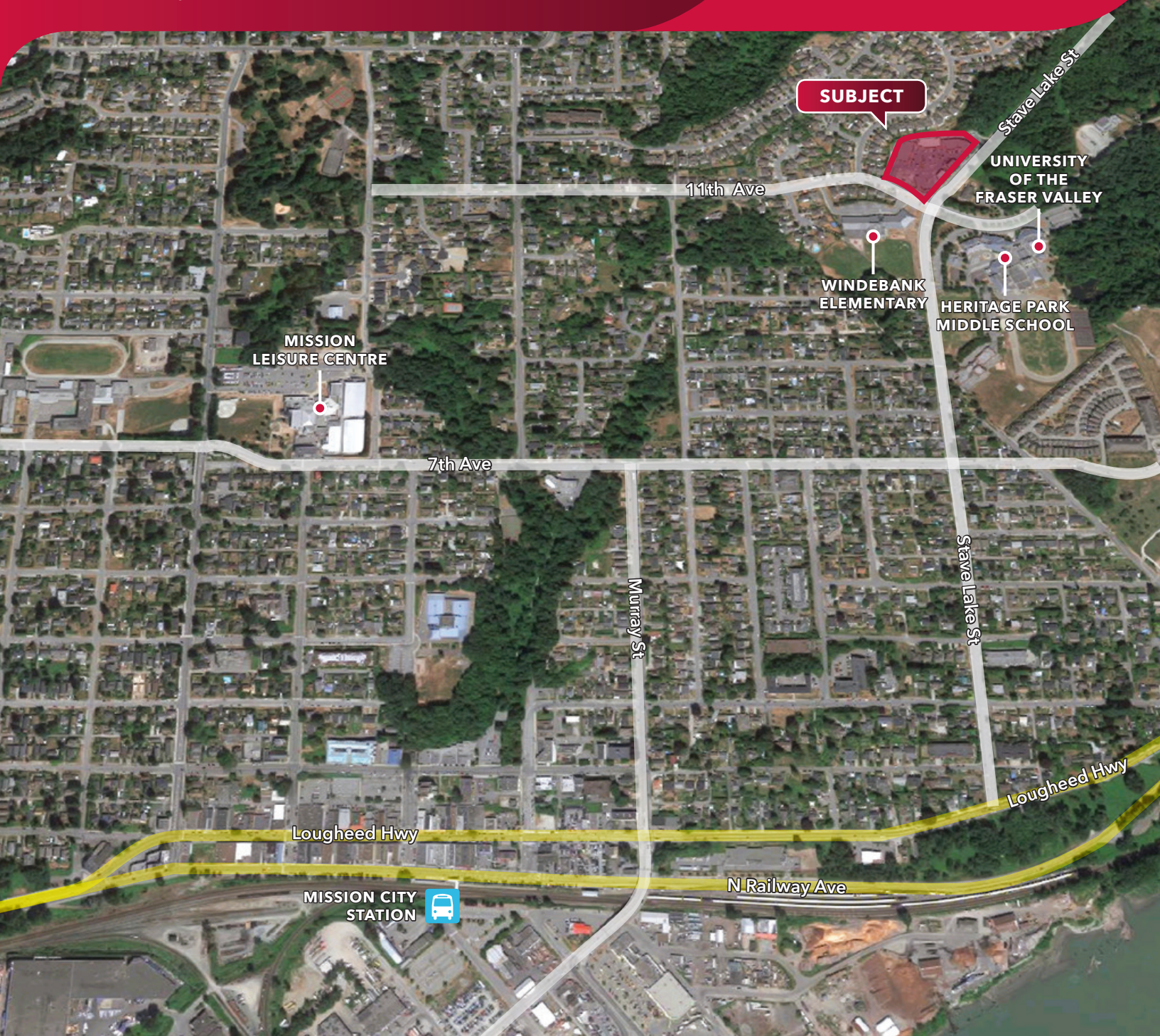
| DEMOGRAPHICS | 1 KM | 3 KM | 10 MIN DRIVE TIME |
|------------------------------|-------------|-------------|-------------------|
| Population | 6,931 | 30,660 | 38,012 |
| Median Age | 38.5 | 38.1 | 38.5 |
| Average Household Income | \$95,122.02 | \$90,231.99 | \$90,563.59 |
| Total Daytime Population | 4,431 | 23,238 | 28,903 |
| Average Person Per Household | 2.87 | 2.90 | 2.87 |

Enviroics 2017

Site Plan



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