

# Tsawwassen Shopping Centre

12<sup>th</sup> Avenue & 56<sup>th</sup> Street, Tsawwassen, BC

1,925 to 6,064 s.f. of Prime Retail Space

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## Opportunity – To Lease in Tsawwassen Shopping Centre:

Two high-profile retail spaces are now available for lease in the affluent, oceanside community of Tsawwassen, British Columbia. The property is located at the corner of 12<sup>th</sup> Avenue and 56<sup>th</sup> Street – centre ice - in Tsawwassen's downtown core.

Tsawwassen SC offers unparalleled visibility, access and parking. Suitable for retail and restaurant tenants. Co-tenants include **Meridian Farm Market, BMO, Iris Optical, Westland Insurance, Anytime Fitness** and **Chopped Leaf**. Area tenants include **Shoppers Drug Mart, Tim Hortons, White Spot, Starbucks, Save-On Foods** and **Thrifty Foods**.

**Unit 1240** is a corner unit comprising 2,149 square feet and over 90 feet of frontage.

**Unit 1244** is 3,915 s.f. with over 40 feet of frontage and can be consolidated with 1244.

A larger tenancy at this location would be considered, up to 8,397 s.f.

**Unit 1212B** is 2,237 square feet with open space offering 30 feet of frontage and 16 feet of ceiling height.

**Unit 1212D** is 2,701 square feet and was previously occupied by a martial arts gym.

## Demographics (2018)

Tsawwassen	23,760
Ladner	24,879
Total	48,639
Tsaw HH Income	\$138,394
Ladner HH Income	\$116,260

<b>Zoning:</b>	Commercial
<b>Base Rent:</b>	Per Listing Broker
<b>Add'l Rent:</b>	\$14.50 psf

*E & OE. The information contained herein is gathered from sources deemed reliable; however we cannot guarantee the completeness of the information and all readers should verify information directly.*

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1200-1254 – 56<sup>th</sup> Street, Tsawwassen, BC  
Retail Premises for Lease

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## About the Area

The **South Delta** area boasts approximately **50,000 people**, an affluent and educated population with **\$127,000 average household income** and is quickly becoming one of the most desirable locations to work, live and play.

The property is situated in the **"Town Centre"** area of Tsawwassen, at the main intersection of 12<sup>th</sup> Avenue and 56<sup>th</sup> Street, three corners of which are developed with food and drug and anchored shopping plazas. The area is on all major transit routes and is the primary access and egress to this beach and residential community.

Tsawwassen's population continues to grow with the **Southlands development Tsawwassen Springs** and **Tsawwassen First Nation** lands bringing an additional 7,000 new residents to the area.

Tsawwassen is now connected arterially with the **South Fraser Perimeter Road** which links the **BC Ferries, Delta SuperPort** and the community north east to the TransCanada Highway.

The region is now home to the **Tsawwassen Commons** and **Tsawwassen Mills** developments, which offer an additional 1.5 Million square feet of retail and brings an estimated Five Million visits each year.



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