

For Lease

High-Profile Shopping Centre Retail Opportunities

Join: **save on foods**

LONDON DRUGS

STAPLES

CINEPLEX

WINNERS



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Marcus & Millichap

Location

The Junction Shopping Centre
Mission
British Columbia

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For Lease

The Junction Shopping Centre
Mission, BC

Salient Details

Municipal Address:	32525 - 32555 London Avenue, Mission, BC
Availability:	628 SF - 6,123 SF
Site Size:	35 Acres
Gross Leasable Area:	333,067 SF
Access/Egress:	<ul style="list-style-type: none">Fully signalized intersection at main entrance off London AvenueAll directions access via eastern entrance off London AvenueImmediate entrance only access off Highway 11 exit
Parking:	<ul style="list-style-type: none">1,910 parking stallsParking ratio of 6.8 per 1,000 SF
Timing:	Immediately
Zoning:	CH-1 Commercial Highway 1
Additional Rent:	Estimated to be \$12.30 PSF
Asking Rent:	Contact Listing Agent



The Junction

Where shopping and entertainment meet

The Junction is the District of Mission's most prominent shopping centre, comprised of an excellent national and regional tenant roster, and approximately 320,000 square feet of first class retail, restaurants, and services. Anchor tenants include: Save On Foods, London Drugs, Staples, Famous Players Cineplex, GoodLife Fitness, Winners (coming Fall 2020), and shadow anchored by Canadian Tire. Additional high-profile tenants at The Junction include Urban Planet, TD Bank, VanCity, Boston Pizza, Tim Hortons, Wendy's, White Spot, and Starbucks.

The Shopping Centre is ideally situated at the highly trafficked intersection of Highway 11 and Highway 7. The strategic positioning of the Subject Site offers immediate interchange access and excellent exposure to over 32,000 vehicles per day from Highway 11. Located minutes from the Mission Bridge, The Junction connects the District of Mission and North Abbotsford, conveniently serving both major markets.

The Junction's site size of 35 acres, 1,910 surface parking stalls and multiple access points off London Avenue play pivotal roles in easily accommodating the daytime population at the shopping centre.

[Click Here to visit the Junction Website](#)

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Mission, BC

Highlights

Anchor tenants include Save On Foods, London Drugs, Canadian Tire, Staples, Famous Players Cineplex, and GoodLife Fitness

Newly-secured anchor tenant Winners will be comprised of 22,990 square feet of future retail and is set to open Fall 2020

Immediate interchange access off Abbotsford Mission Highway (Highway 11) which exhibits traffic counts of 32,000 vehicles per day

Subject Site experiences over 1,650 feet of frontage to Highway 11, offering additional exposure

1,910 parking stalls with an exceptional parking ration of 6.8 per 1,000 SF

District of Mission represents a fast growing, affluent trade area comprised of approximately 50,000 people

Mission experiences excellent commuter access to downtown Vancouver via the West Coast Express, with Mission City Station situated just over 2 KM from the Subject Site

The primary trade area of Mission is projected to grow at a rate of 5.9% until 2022

Mission Memorial Hospital is located 1 KM from the Subject Site

Future Retail: New-Build Pad with Starbucks, Papa John's, & Remaining CRU



Future Retail: Winners (Opening Q3-Q4 2020)

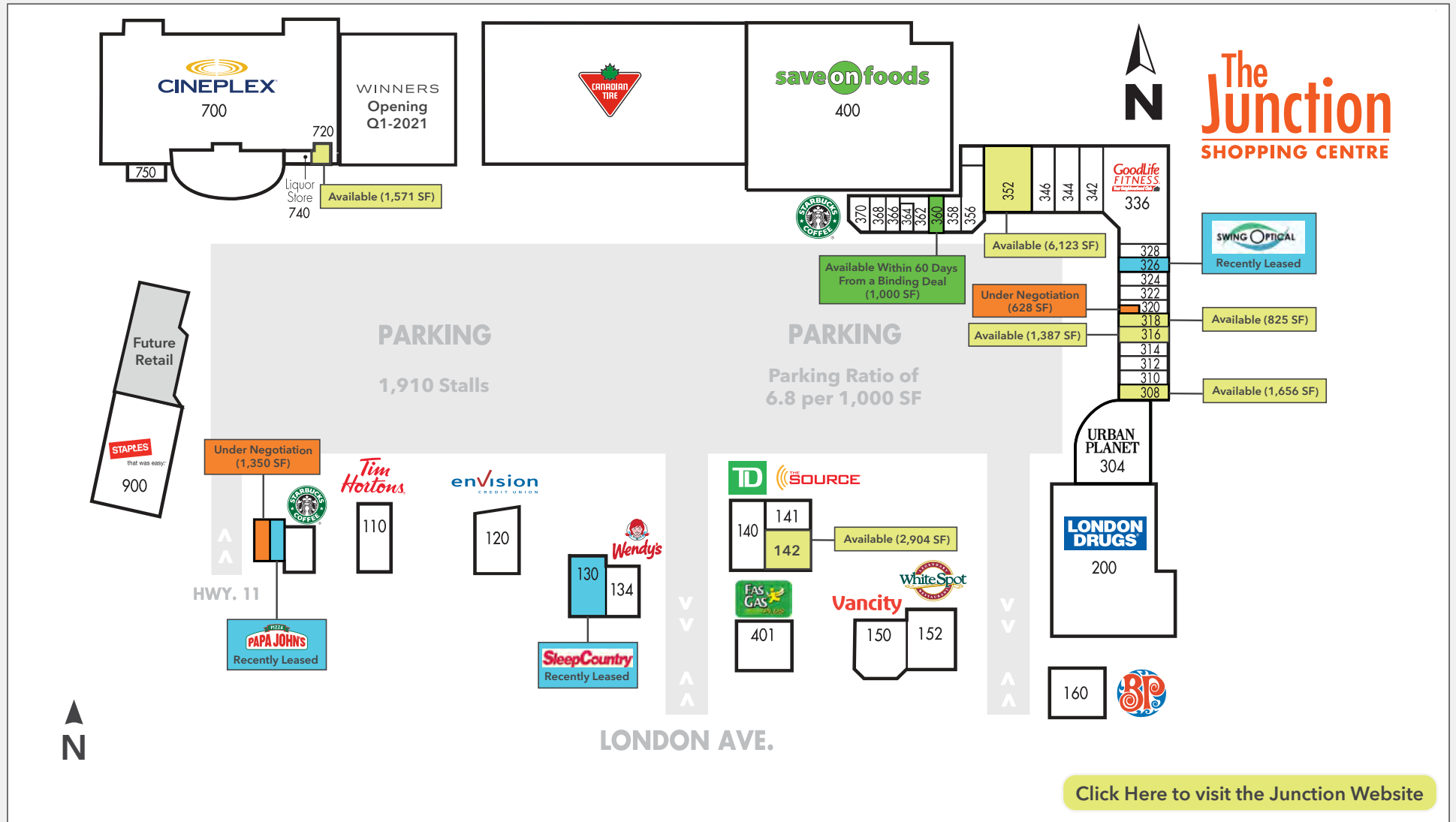


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Site Plan



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2018 Estimates & Projections	1 KM	3 KM	Mission
Population	7,680	30,953	40,857
Households	2,591	10,979	13,950
Average Household Income	\$93,072	\$86,232	\$92,437

- 1. **Subject Site**
- 2. Chevron
- 3. Bosley's, Cobs, BC Liquor, Shoppers Drug Mart, Brown's Socialhouse
- 4. West Coast Express: Mission City Station
- 5. University of Fraser Valley
- 6. Clarke Foundation Theatre
- 7. Mission Arena
- 8. Esso, McDonald's, Dairy Queen
- 9. The Shops at Mission
- 10. Rexall, Westland Insurance, Tim Hortons
- 11. Prospera Credit Union
- 12. Best Western
- 13. Mission Memorial Hospital
- 14. Real Canadian Superstore
- 15. Rona
- 16. Anytime Fitness, Petro Canada
- 17. Outlook Village
- 18. Walmart Supercentre
- 19. RCMP
- 20. Mission Sports Park



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