



**CUSHMAN &  
WAKEFIELD**

FOR LEASE

# SUNSTONE VILLAGE

10775 DELSOM CRESCENT  
DELTA, BC



# COMING EARLY 2018

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## SITE PLAN



## THE PROJECT

Sunstone Village is within Delsom Estates. Delsom Estates is a 100 acre master-planned, neighbourhood community located in the North Delta (Nordel) neighbourhood of Delta, B.C. North Delta is a vibrant, middle-class bedroom community with an estimated population of 52,000. Delsom Estates is typically described as the area bordered by 82nd Avenue to the south, 108th Street to the east, and Nordel Way to the northwest. The major traffic arteries to the site are Nordel Way and 84th Avenue.

Delsom Estates is comprised of eight separate multi-family residential developments with 650 - 700 multi-family units. 178 single family homes by Polygon Homes and Morning Star Homes, and approximately 25,000 to 30,000 square feet of excellent retail premises, which is Sunstone Village.

Sunstone Village is ideally situated at the entrance to the entire project, at the intersections of Delsom Way, Delsom Crescent, and 84th Avenue.

Sunstone Village also contains a seniors residential building and a market condominium building.

## THE RETAIL COMPONENT

The retail component sits on 5 acres and will have frontages to Delsom Crescent and Delsom Way and visual exposure to 84th Ave. It will be a neighbourhood retail concept consisting of several free-standing pad buildings for a total of approximately 25,000 sf. There will be convenient on-site surface parking, pleasant landscaping, and a pedestrian friendly setting. This will be the only commercial space within the Delsom Estates community.

## OPPORTUNITIES

Various free-standing pads, of various sizes.

## ZONING

CD 348-8, allows for a wide variety of uses, including retail, restaurant, pub, assembly use, and offices.

## BASIC RATES

Call listing brokers for rent schedule, improvement schedule, and tenant inducement package.

## ADDITIONAL RENT

TBA

## OCCUPANCY

Estimated for early 2018

## TRAFFIC COUNT

24 hour road traffic on Nordel Way count are approximately 35,000\*.

*\*Corporation of Delta*

## DEMOGRAPHICS

125,211 people living within 5 km.

Estimated household income \$108,936 within a 1 km radius. (Full demographic package available upon request)

*\*Stats Canada 2013*





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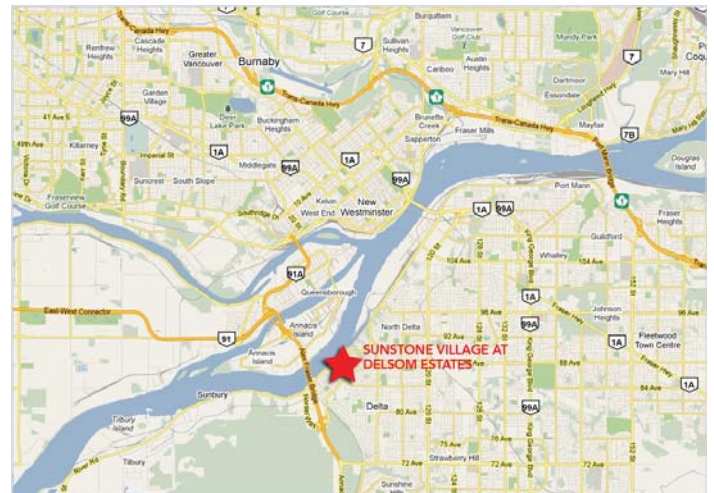
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- FIVE PADS AND ONE END-CAP AVAILABLE RANGING IN SIZE FROM 2,000 SF TO 6,600 SF
- AMPLE PARKING AND GOOD ACCESS
- PEDESTRIAN LINKAGES TO SURROUNDING NEIGHBOURHOODS
- ENERGY EFFICIENT DESIGN WITH GEOTHERMAL HEAT/COOLING



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