

For Lease

City Gate Shopping Centre

Join: **SAFeway**  **HSBC**  **enVision**  **LIQUOR DEPOT** 

FORM

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Marcus & Millichap

Location

45840 Cheam Avenue
Chilliwack
British Columbia

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City Gate Shopping Centre
Chilliwack BC

Salient Details

Civic Address:	45840 & 45850 Yale Road, Chilliwack, BC 45840 Cheam Avenue, Chilliwack, BC
Access/Egress:	Right in, right out off Yale Road and Signalized all directional off Cheam Avenue
Traffic Counts:	Yale Road: 26,869 VPD Cheam Avenue: 9,660 VPD
Zoning:	C-4 Shopping Centre Zone. Permits for a variety of general vehicle oriented commercial uses.
Operating Costs:	\$9.87 PSF plus 5% of Base Rent Management Fee

Leasable Area

CRU	Size (SF)	Asking Rates
End Cap*	2,630	
Unit 30*	5,074	
Unit 40	4,463	Contact Listing Agent
Unit 30 & 40	9,537	
Unit 300B	825	

*CRU can be demised to accommodate 1,300 -2,600 SF unit



Opportunity

City Gate Shopping Centre is a 45,764 square foot neighborhood retail plaza well located in the city centre of Chilliwack. Situated within an established retail and commercial node and easily accessible by highway and public transit, City Gate offers the opportunity to lease space in the heart of Chilliwack with neighboring tenants HSBC Bank, Envision Credit Union, Liquor Depot and Dakotas Restaurant. The centre is shadow anchored by Safeway.

Location

Located in the Fraser Valley Regional District, Chilliwack continues to undergo significant urban development in the industrial, retail, residential and public sectors, fuelled by lower property taxes, lower land and development costs, and a growing population.

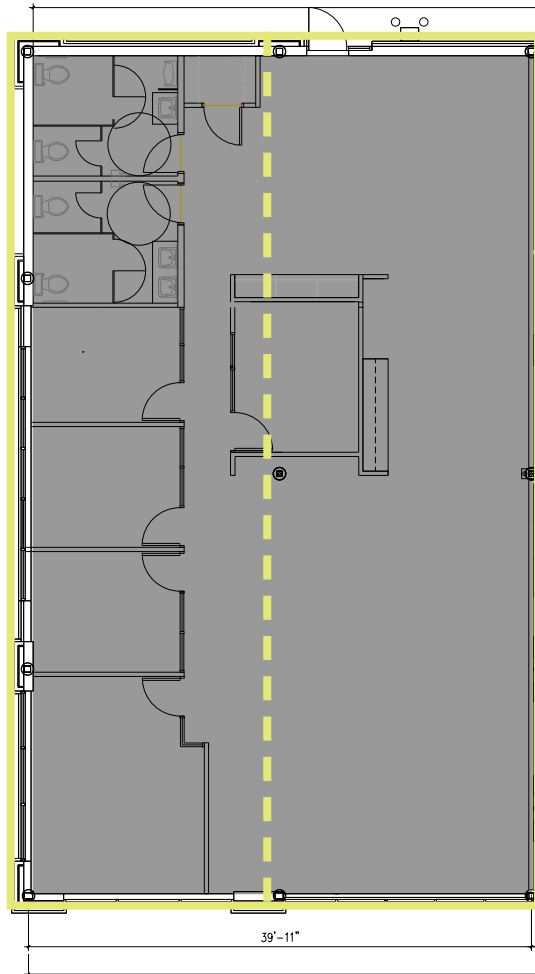
Positioned on either side of the TransCanada Highway, Chilliwack is conveniently located within 33 kilometres of a US Border Crossing, 37 kilometres east of Abbotsford's International Airport, and 105 kilometres east of the City of Vancouver and YVR.

With an estimated population of over 90,000 people, Chilliwack has seen a 9.3% growth rate since 2005.

Chilliwack services an estimated trade region of over 168,000 people, with average household income over \$71,000, within a 30 minute commute.

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1,300 - 2,600 SF End Cap Available
with Exposure to Yale Road West



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2018 Estimates & Projections	1 KM	3 KM	5 KM	Chilliwack
Population	10,975	34,792	52,046	88,645
Households	5,166	8,905	14,072	34,154
Average Household Income	\$57,768	\$66,041	\$75,578	\$87,120



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