

# FOR SALE

MISSION COMMON SHOPPING CENTRE // 32471 LOUGHEED HIGHWAY, MISSION



- 100% OCCUPANCY / LONG-TERM LEASES
- APPROXIMATELY 26,594 SF OF RETAIL SPACE
- 97% OF GLA & NOI IS SECURED BY ANCHOR & NATIONAL TENANTS
- BUILT IN 2012 - 5 FREESTANDING BUILDINGS



## INVESTMENT HIGHLIGHTS

- Anchor tenants are Rexall, Tim Horton's (drive-thru) and Burger King (drive-thru)
- Sustainable income stream with no rollover in the next 4 years
- Easy to manage
- Direct access from both Lougheed Highway and Cedar Valley Connector. Lougheed Highway offers high visibility with 33,000 passing vehicles per day

## ANCHOR TENANTS



**Rexall** is one of Canada's most recognizable brands providing pharmaceuticals, beauty care, and healthcare products to over 180 communities. Rexall is a wholly owned subsidiary of McKesson Corporation, acquired from the Katz Group of Companies in 2016 for \$3.0 billion. Rexall's history dates back over 100 years and has evolved through the years to become one of Canada's most trusted retail and pharmacy brands. Currently, Rexall has over 450 locations across Canada and 8,600 employees.



**Tim Hortons** is a subsidiary of Restaurant Brands International Inc., which also operates Burger King. Together it is the third largest operator of fast food restaurants in the world with approximately \$23 billion in system sales and over 18,000 restaurants in 100 countries.

Tim Hortons specializes in quick service segment of the restaurant industry and is well known for its coffee and donuts. As of December 31, 2016 the company had 4,613 restaurants located in nine countries and reported a net income of \$500 million (USD).



**Burger King** is an American hamburger fast food chain colloquially known as the "Home of the Whopper." As of 2016, Burger King had over 15,725 locations in 100 countries. Approximately half of all Burger King locations are situated in the United States and 99.5 percent are privately owned and operated. Operating as a subsidiary of Restaurant Brands International Inc., Burger King has an annual net income in excess of \$1.9 billion (USD)



**Pro Oil Change** is a Canadian owned and operated retail quick service auto mechanic providing oil changes and related services, vehicle inspections, and the sale and installation of automobile accessories. Pro Oil operates as a franchised subsidiary of Driven Brands providing over 2,000 auto related stores in North America. Driven Brands has been recognized as the largest family of automotive aftermarket service companies in the United States.

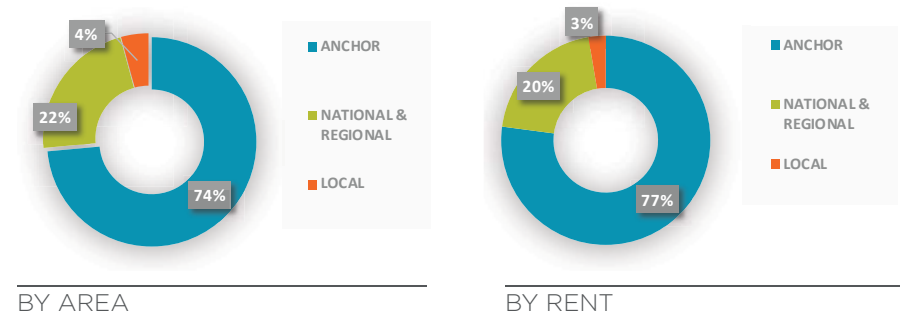


**Panago** is a Canadian pizza chain with an estimated 200 locations across 6 provinces, with a primary market share in British Columbia and Alberta. Panago utilizes a franchise model, and generated over \$150 million in sales in 2015. Panago was founded in 1996 by the Rooke family in Abbotsford, British Columbia under the brand "Panagopoulos" until its rebranding in 2000. Panago is headquartered in Burnaby, British Columbia with a regional office in Toronto, Ontario.

## SALIENT DETAILS

Year Built	2012/2013
Address	32471 Lougheed Highway, Mission, BC V2V 7B8
Legal Description	PL LMP31617 LT 2 DL 165 LD 36 SEC 20 TWP 17. GROUP 3, EXCEPT PLAN BCP9616, EXC PL BCP50242
PID	023-662-352
Leasable Area & Occupancy	26,594 SF / <b>100% Leased</b>
Lot Size	148,147 square feet (3.40 Acres)
Zoning	CD-24
Land Use	Commercial
Parking	125 Stalls
Traffic Count	33,000 vehicles daily
Weighted Average Lease Expiry	7.6 years
Stabilized NOI	871,860 (year 1)
Weighted Avg. Net Lease Rate	\$33.35
Asking Price	Contact listing agent for details

## BREAKDOWNS



## THE OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present an excellent retail investment opportunity – **Mission Common**. Located at the intersection of Lougheed Highway 7 and Cedar Valley Connector, Mission Common benefits from its immediate proximity to the highway, shopping amenities and recreational activities servicing the local and commuter population. The area of Mission is experiencing an influx of new residences and development activity especially in the Silverdale and Cedar Valley communities. This has presented a compelling opportunity for retailers to establish themselves in a fast-growing, affluent trade area.

## AREA FEATURES

**Mission Common** is easily accessible via the Lougheed Highway 7 and Abbotsford Mission Highway and is en route from Vancouver to Hope. The surrounding area features a mix of commercial and residential developments. Locals and tourist alike gets the chance to relax and enjoy activities like drag racing, fishing, hiking, and social activities. Highlights of the Property includes being a position to benefit from the planned Silverdale and Cedar Valley Community which combined, will have an approximate of **13,700** residential units once all phases has been completed.

### DEMOGRAPHICS WITHIN 25 MIN DRIVE

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**196,500** Total Population  
**6.6%** Projected Growth (2017 - 2022)

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**67,290** Households  
**3.3** Person Per Household

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**24.1 %** < 19  
**59.9 %** 20 - 64 Ages  
**16 %** > 65

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**39.1** Median Age

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**\$94,400** Average Household Income

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