

For Sale



Newly constructed strata retail investment opportunity at the gateway to downtown squamish



the retail at jumar

17,550 square feet of net rentable retail area currently occupied by 8 tenants

Downtown Squamish location with over **13,800 vehicles per day** on Cleveland Avenue

Attractive tenant roster and **94.7% occupancy** provides consistent cash flow for investors

HELLCRUST PIZZA



The Offering

Jones Lang Lasalle Real Estate Services, Inc. ("JLL") is please to present a rare opportunity to acquire 17,550 sf of income producing ground-floor retail area located within the recently constructed mixed-use development, Jumar (the "Property").

The Retail at Jumar consists of 9 retail units across 3 individual strata lots, with in-place occupancy of 94.7% and a long-term WALT of 6.3 years. The tenant roster consists of a diverse range of service and food users including Eagle Kids Daycare, Oxygen Yoga, Steve's Poke Bar, and Hellcrust Pizza. Notably, there are no contractual tenant expiries until August 2030 and the majority of leases have rent escalations remaining in the term.

Strategically located at the gateway to Squamish's thriving and rapidly expanding downtown core, the Property encompasses expansive frontage onto both Cleveland Avenue and Buckley Avenue, with daily traffic of over 13,800 vehicles per day. The Property stands to benefit from Squamish's rapidly growing population with estimated growth of 14.3% over the next 5 years, primarily accommodated by increased development in the downtown core and surrounding areas.

Squamish is ideally located between Vancouver (50 minutes) and Whistler (50 minutes) on the scenic Sea to Sky Highway (Highway 99). Known for its natural beauty, Squamish draws a highly educated population of outdoor enthusiasts with an attractive average household income of \$155,279.

38358-38380 BUCKLEY AVENUE & 38355 CLEVELAND AVENUE, SQUAMISH

Building Details

PID(S)
031-221-785
031-221-777
031-221-793

RENTABLE AREA
17,550 sf

RETAIL UNITS
9

STRATA LOTS
3

TENANT(S)
Eagle Kids Daycare
Donair Affair
Oxygen Yoga
Bluebird Café
Hellcrust Pizza
Sea to Sky Vet Clinic
Cloud 9 Wellness Spa
Steve's Poke Bar

PARKING STALLS
36 Commercial Stalls

YEAR BUILT
2021

Financial Details

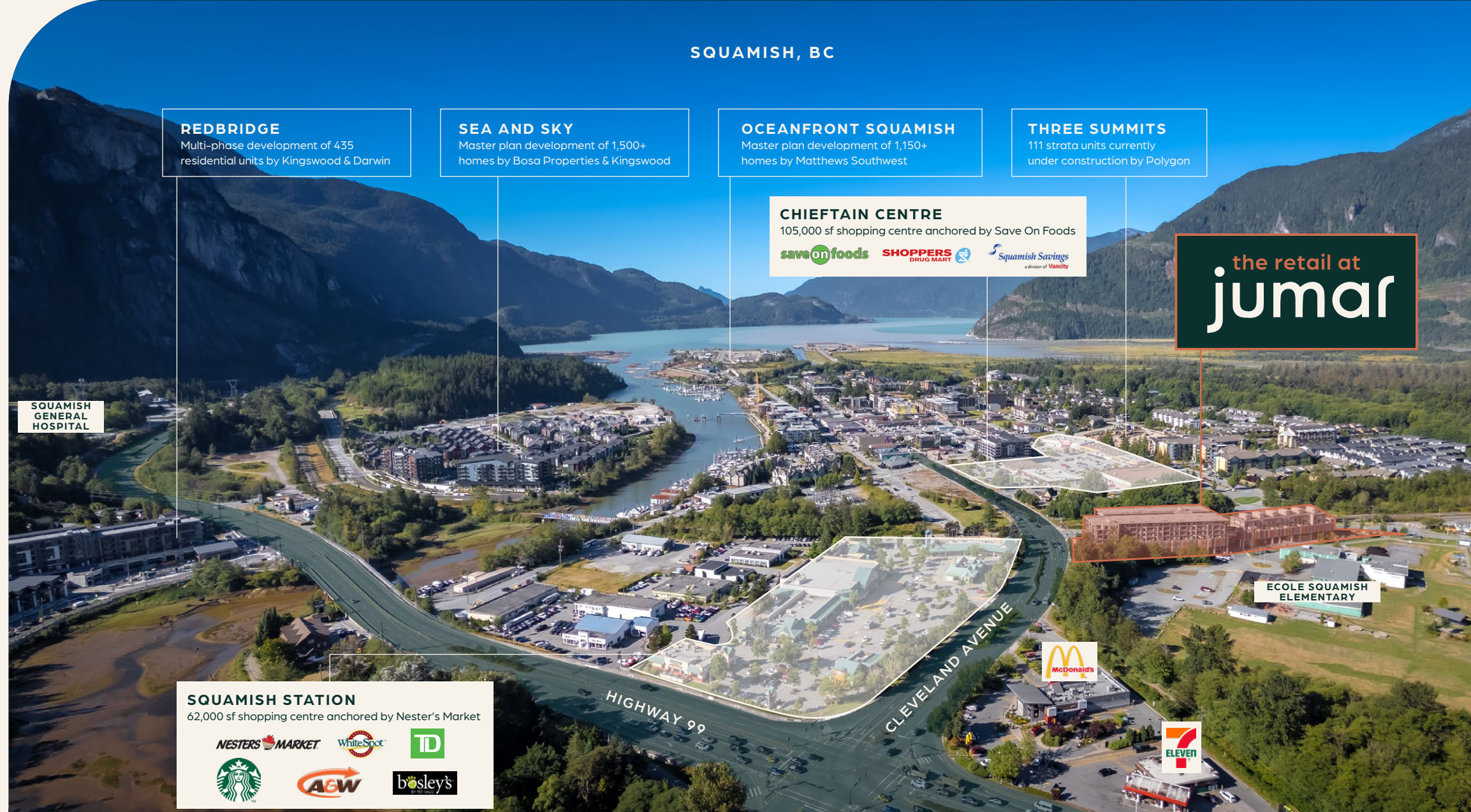
WALT
6.3 Years (As of November 1, 2025)

OCCUPANCY
94.7% (1 Vacant Retail Unit)

NET OPERATING INCOME
Please Contact the Listing Agents

LISTING PRICE
\$12,000,000 (\$684 psf)

SQUAMISH, BC



SQUAMISH DEMOGRAPHICS

SOURCE: ENVIRONICS

28,425
Population (2025)

9,541
Households (2025)

20.0%
Population Growth
(Last 5 Years)

\$155,279
Avg Household Income

14.3%
Population Growth
(Next 5 Years)

\$131,820
Median Household Income

Investment Highlights



17,550 SF OF HIGH-EXPOSURE RETAIL AREA

- Newly constructed (2021) retail area built to modern CRU specifications
- High-exposure signage for tenants and 36 dedicated commercial parking stalls for customers
- Attractive scale and stable in-place income profile



94.7% OCCUPIED BY DIVERSE TENANT MIX

- 35.2% of GLA occupied by Eagle Kids Daycare
- Opportunity to drive income through the leasing of the 1 remaining vacant unit (933 sf)
- Attractive mix of daycare, food, fitness, service, and wellness uses



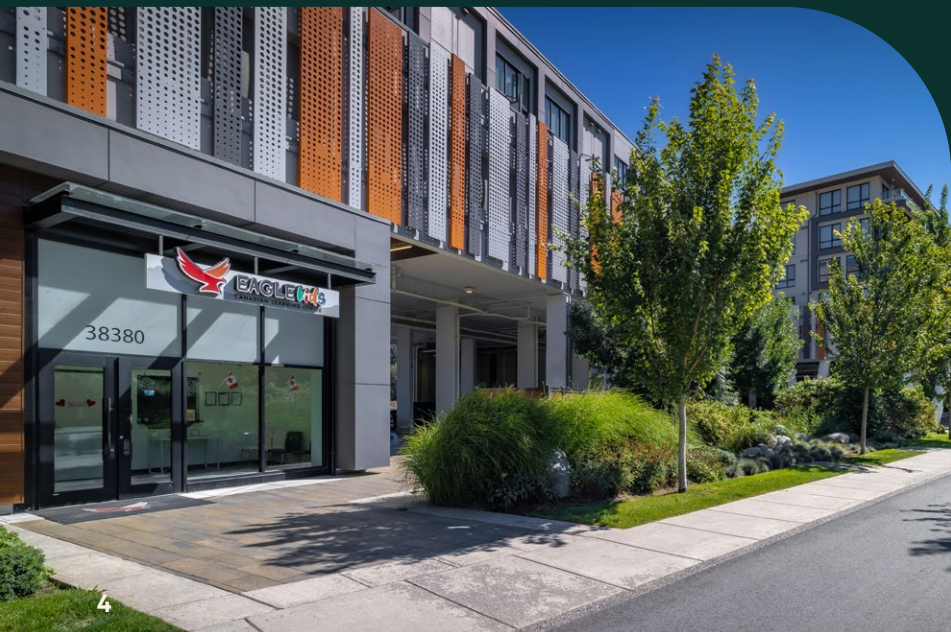
HIGH-TRAFFIC DOWNTOWN LOCATION

- Located on the only entry point to Downtown from Highway 99, Cleveland Avenue
- Highly-trafficked area with 13,800+ vehicles per day on Cleveland Avenue and 7,300+ on Buckley Avenue
- Increased development in the downtown node stands to increase retail traffic

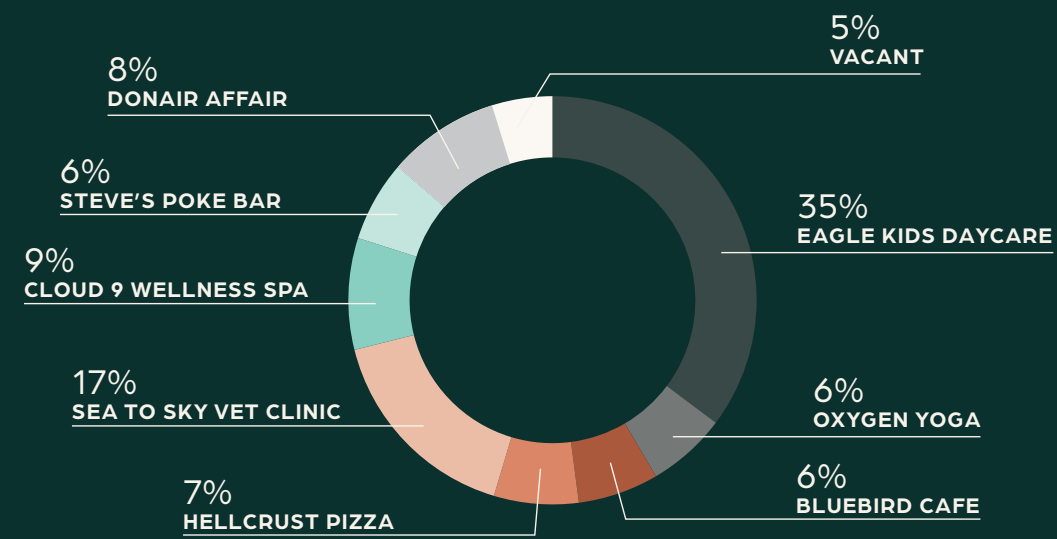


STRATA FLEXIBILITY IN THE FUTURE

- Care-free nature of strata ownership and management
- Listing price represents a significant discount to owner-user strata sales in downtown Squamish
- Exit strategy flexibility to sell off individual strata lots (3) to users/investors in the future



GROSS LEASABLE AREA BY TENANT

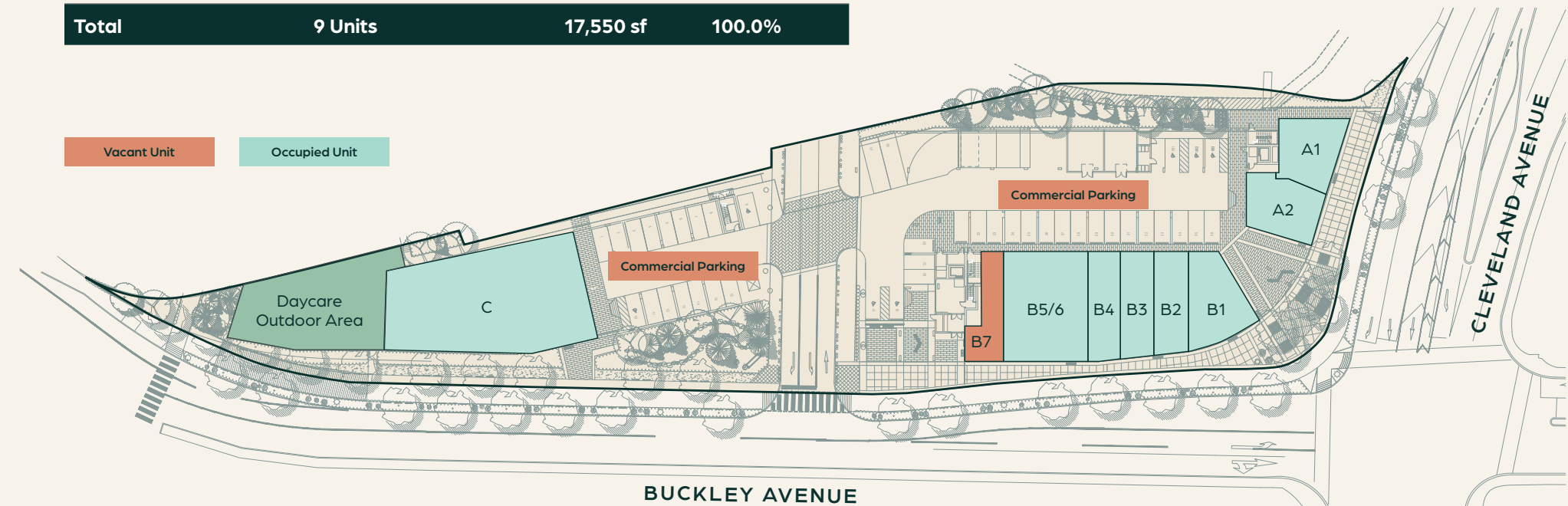


Site Plan

Strata Lot	Unit	Tenant	GLA	% of GLA
1	C	Eagle Kids Daycare	6,184 sf	35.2%
2	B1	Donair Affair	1,464 sf	8.3%
2	B2	Oxygen Yoga	1,106 sf	6.3%
2	B3	Bluebird Café	1,122 sf	6.4%
2	B4	Hellcrust Pizza	1,176 sf	6.7%
2	B5/6	Sea to Sky Vet Clinic	2,889 sf	16.5%
2	B7	Vacant	933 sf	5.3%
3	A1	Cloud 9 Wellness Spa	1,551 sf	8.8%
3	A2	Steve's Poke Bar	1,125 sf	6.4%
Total	9 Units		17,550 sf	100.0%

The Retail at Jumar consists encompasses the entire ground-floor area of the mixed-use development, consisting of 17,550 sf of net rentable area across 3 individual strata lots. The Property is currently demised into 9 units and is tenanted by a diversified roster of daycare, food, fitness, service, and wellness uses

The Retail at Jumar stretches across the frontage of both Cleveland Avenue and Buckley Avenue, providing excellent retail visibility and prime signage opportunities for tenants. Furthermore, the Property is served by 36 dedicated commercial parking stalls located on the ground level of the development, ensuring ample access for both tenants and customers.



Location Overview

RESIDENTIAL DEVELOPMENTS (UNITS / COMPLETION)

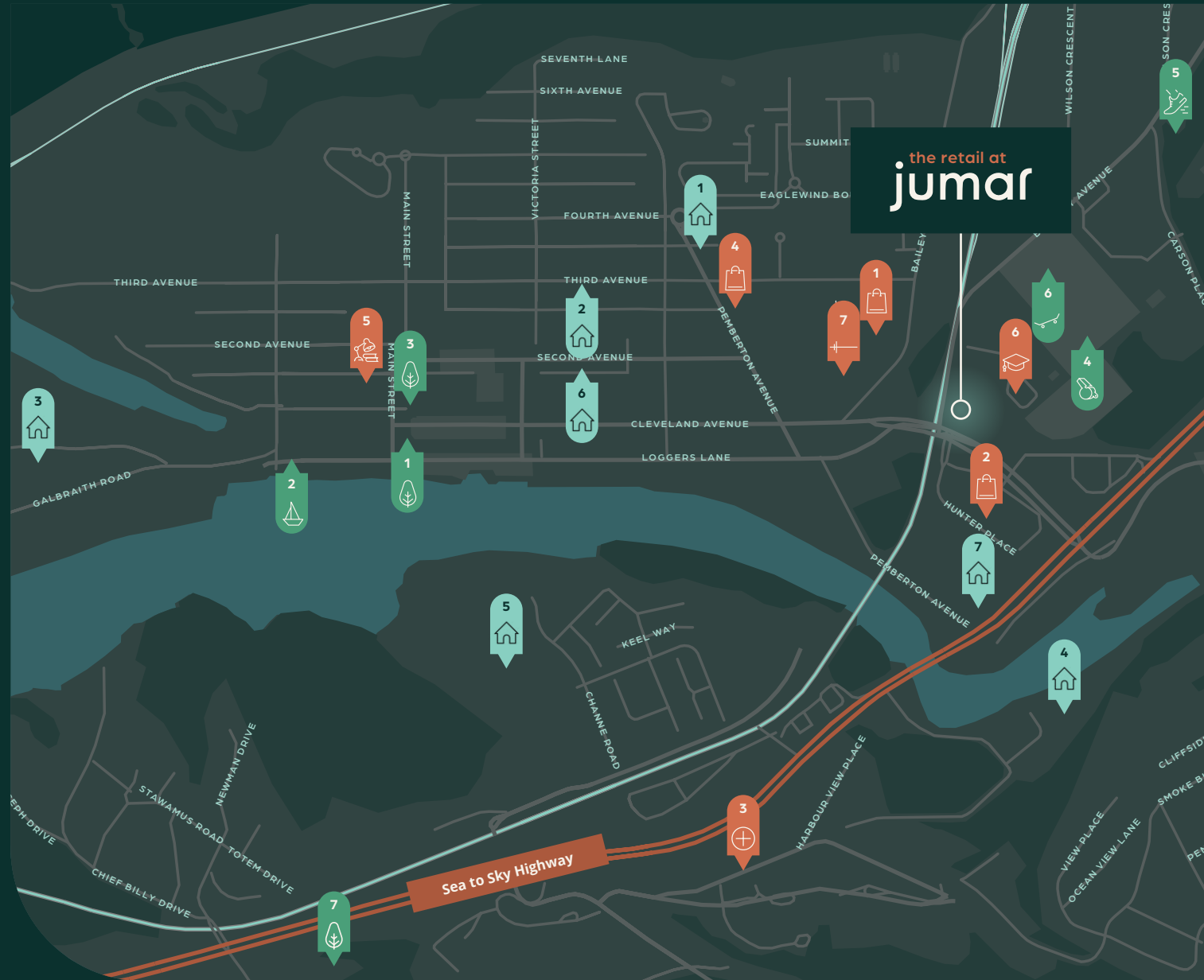
1. Three Summits (201 / 2026)
2. Arte (83 / 2028)
3. Oceanfront Squamish (1,150 / Phased)
4. Redbridge Phase 2 (118 / 2028)
5. Sea and Sky South (1,062 / Phased)
6. Amaji 2 (38 / 2026)
7. Hunter Place (216 / 2028+)

PARK & OUTDOOR AMENITIES

1. Junction Park
2. Squamish Yacht Club
3. Stan Clarke Park
4. Multi-Use Sports Fields
5. Eaglewind Pickle Ball Courts
6. Squamish Skatepark
7. Stawamus Chief Provincial Park

GROCERY & NECESSITIES

1. Save On Foods
2. Nesters Market
3. Squamish General Hospital
4. Shoppers Drug Mart
5. Squamish Public Library
6. Squamish Elementary & Howe Sound Secondary School
7. Clubflex 24 Hour Fitness



the retail at
jumar



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