

FOR LEASE

31831 LOUGHEED HIGHWAY, MISSION, B.C.

RETAIL OPPORTUNITIES AT NEW MIXED-USE DEVELOPMENT

Developed By:



ELEVATE

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OUTLOOK VILLAGE
MISSION



FUTURE PHASE

Main Entrance
Into Outlook Village



LOUGHEED HWY (35,262 VPD)

WREN STREET (14,000 VPD)

Marcus & Millichap

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OUTLOOK VILLAGE, MISSION, B.C.



OUTLOOK VILLAGE MISSION

[Visit Outlook Village Website](#)

A gateway to the City of Mission, Outlook Village is a multi-phased, mixed-use development that is set to be a landmark entrance to a rapidly growing community. Upon full completion of commercial and residential, Outlook Village / Wren + Raven Hillside Homes will feature 130,000 square feet of retail/office space and 131 newly constructed residential homes.

PROPERTY HIGHLIGHTS



100,000 SF of Retail and 30,000 SF of Office



Total of 533 commercial parking stalls



Highly accessible by two signalized intersections



Flexible zoning allows for wide variety of commercial uses



Exceptional exposure onto Lougheed Hwy with traffic counts exceeding 35,000 VPD



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OUTLOOK VILLAGE, MISSION, B.C.

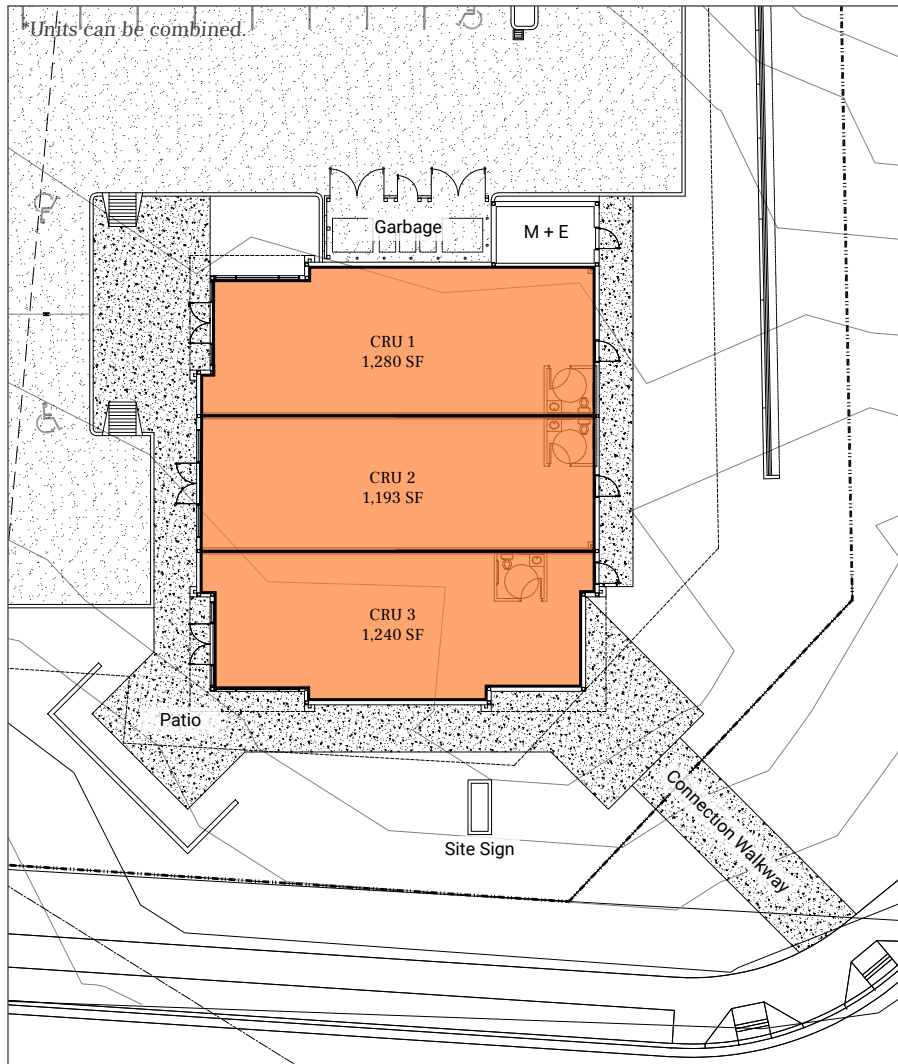
OUTLOOK VILLAGE - OVERALL SITE



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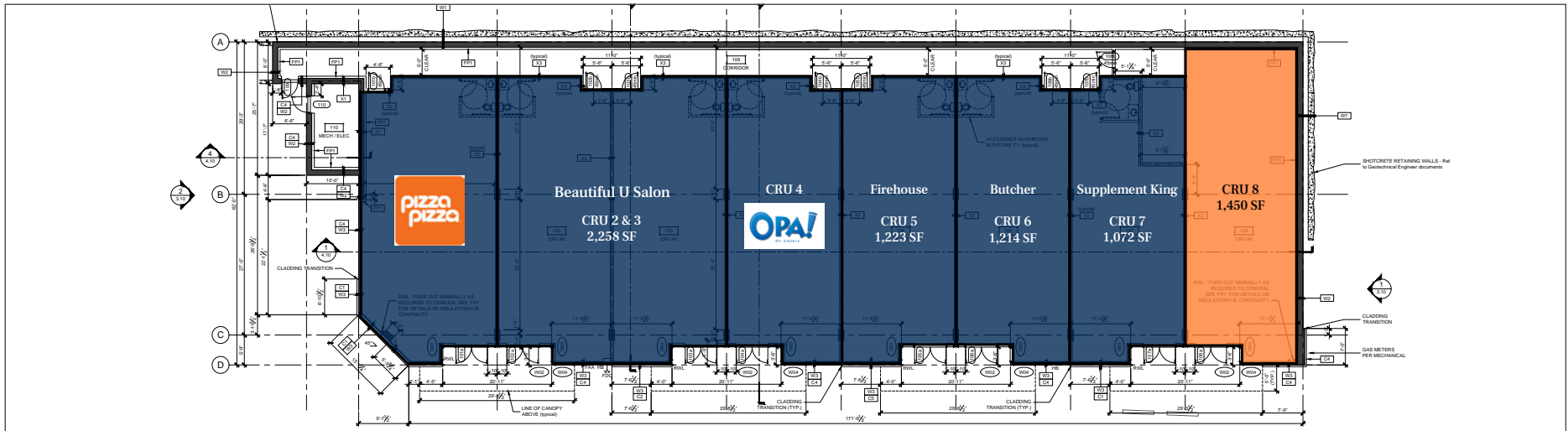
BUILDING 8 - 1,193 SF - 3,713 SF



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OUTLOOK VILLAGE, MISSION, B.C.

BUILDING 9 - 1,450 SF



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OUTLOOK VILLAGE, MISSION, B.C.

2024 Demographics	3KM	5KM	10 Min Drive	Mission
Population	19,680	38,158	41,989	46,125
Households	6,630	12,238	13,619	14,992
Average Household Income	\$115,904	\$127,879	\$126,392	\$131,036
% Population Change 2024 - 2029	2.3%	6.5%	7.8%	9.5%



- | | | | | |
|----------------------------------|---|---|--|--|
| 1. Subject Site | 7. Real Canadian Superstore | 12. The Shops at Mission | 16. The Junction Shopping Centre: Silvercity, Canadian Tire, Staples, Tim Hortons, Wendy's, Envision Financial | Canada Trust, Fas Gas Plus |
| 2. Mission Sports Park | 8. Mission Memorial Hospital | 13. Esso, McDonald's, Dairy Queen | 17. London Drugs, Save-On-Foods, White Spot, Boston Pizza, TD | 18. Mission Arena |
| 3. RCMP | 9. Best Western | 14. Bosley's, Cobs, BC Liquor, Shoppers Drug Mart, Brown's Social House | | 19. Clarke Foundation Theatre |
| 4. Walmart Supercentre | 10. Prospera Credit Union | 15. Chevron | | 20. University of Fraser Valley |
| 5. Anytime Fitness, Petro Canada | 11. Rexall, Westland Insurance, Tim Hortons | | | 21. West Coast Express: Mission City Station |
| 6. Rona | | | | |

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OUTLOOK VILLAGE, MISSION, B.C.

DISTRICT OF MISSION

IMMEDIATE AREA GROWTH:

- Mission's current population of 39,000 is expected to reach a total of 56,000 by 2041
- Proposed development planning for the immediate area sets the stage for the District's anticipated growth

MISSION WATERFRONT:

- A proposed 230-acre planned redevelopment area to revitalize the Waterfront region of Southwest Mission
- Including a variety of housing types to accommodate up to 40,000 people
- Commercial/industrial plan for redevelopment with a wide range of supporting infrastructure
- Plans include public spaces and community amenities

SILVERDALE COMPREHENSIVE PLANNING AREA (SCPA):

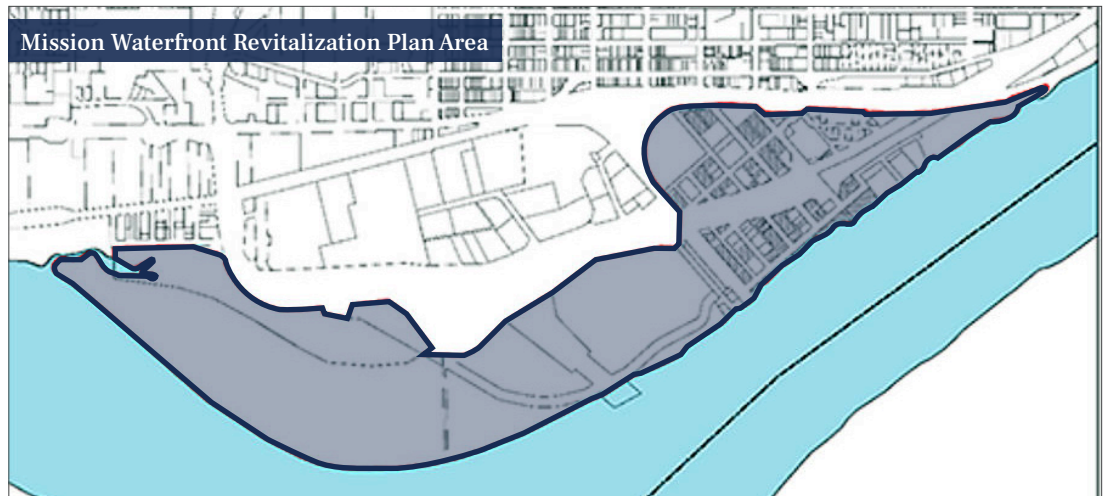
- A 3,440-acre master-planned area in West Mission designated for future urban growth
- A Master Infrastructure Strategy (MIS) was introduced in July 2018 in order to further progress the SCPA

HIGHLIGHTS

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

The primary trade area of Mission is projected to grow at a rate of 9.5% until 2029

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



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