

**CUSHMAN &
WAKEFIELD**

FOR LEASE

PRE-LEASING OPPORTUNITIES NOW AVAILABLE
45940 PROMONTORY ROAD
CHILLIWACK, BC



ANDMAR

Grocery & Drug Anchored Sustainable Lifestyle Community



Cody Buchamer

Associate Vice President
Commercial Sales and Leasing
604 608 5999
cody.buchamer@cushwake.com

Burton Van Alstine

Personal Real Estate Corporation
Senior Vice President
604 880 4222
burton.vanalstine@cushwake.com

OPPORTUNITY

Anchored by a Pattison operated grocery and pharmacy, Andmar is a phased, mixed-use sustainable lifestyle community, with a total of approximately 65,000 sf of commercial retail space and 204 residential units in Phase 1.

Surrounded by over 38,000 existing residents and an additional 12,000 housing units being developed within a 3km radius, Andmar is the sole remaining retail plaza on Promontory road with two controlled intersections available for commercial lease. The premium exposure retail units provide easy access and ample parking for customers. The plaza is sure to become the primary restaurant & shopping location for the growing, affluent node of Promontory Heights in Chilliwack.

LOCATION

Sardis/Promontory is a vibrant and scenic neighborhood located in the city of Chilliwack, British Columbia, Canada. The development is located at Promontory & Thomas Road on an approximate 10 acre site. The property features two controlled intersections, providing ease of access to business's in all direction. With its breathtaking landscapes, excellent schools (Vedder Elementary & CW Graham Secondary School) and numerous recreational opportunities, Sardis/ Promontory is a highly sought-after area for residents and visitors alike.

RETAIL AVAILABILITIES

Building A - Approximately 30,585 sf
Approximately 27,000 sf leased

Building B - Approximately 15,790 sf
Flexible demising options

Building C - Approximately 12,790 sf
Flexible demising options with enclosed patio area for restaurant user

OCCUPANCY

Building A - Q4 2024

Building B - Q2 2025

Building C - Q2 2025

LEASE RATES

Contact Listing Brokers for details.

PARKING

Surface	118 stalls
Underground	411 stalls
Total On-Site Parking	529 stalls

**524**

NUMBER OF
BUSINESSES
within 3 km

**37,820**

2020 POPULATION
ESTIMATE
within 3 km

**1.9%**

PROJECTED ANNUAL
GROWTH 2020 - 2025
within 3 km

**40.9**

MEDIAN AGE
within 3 km

**\$103,059**

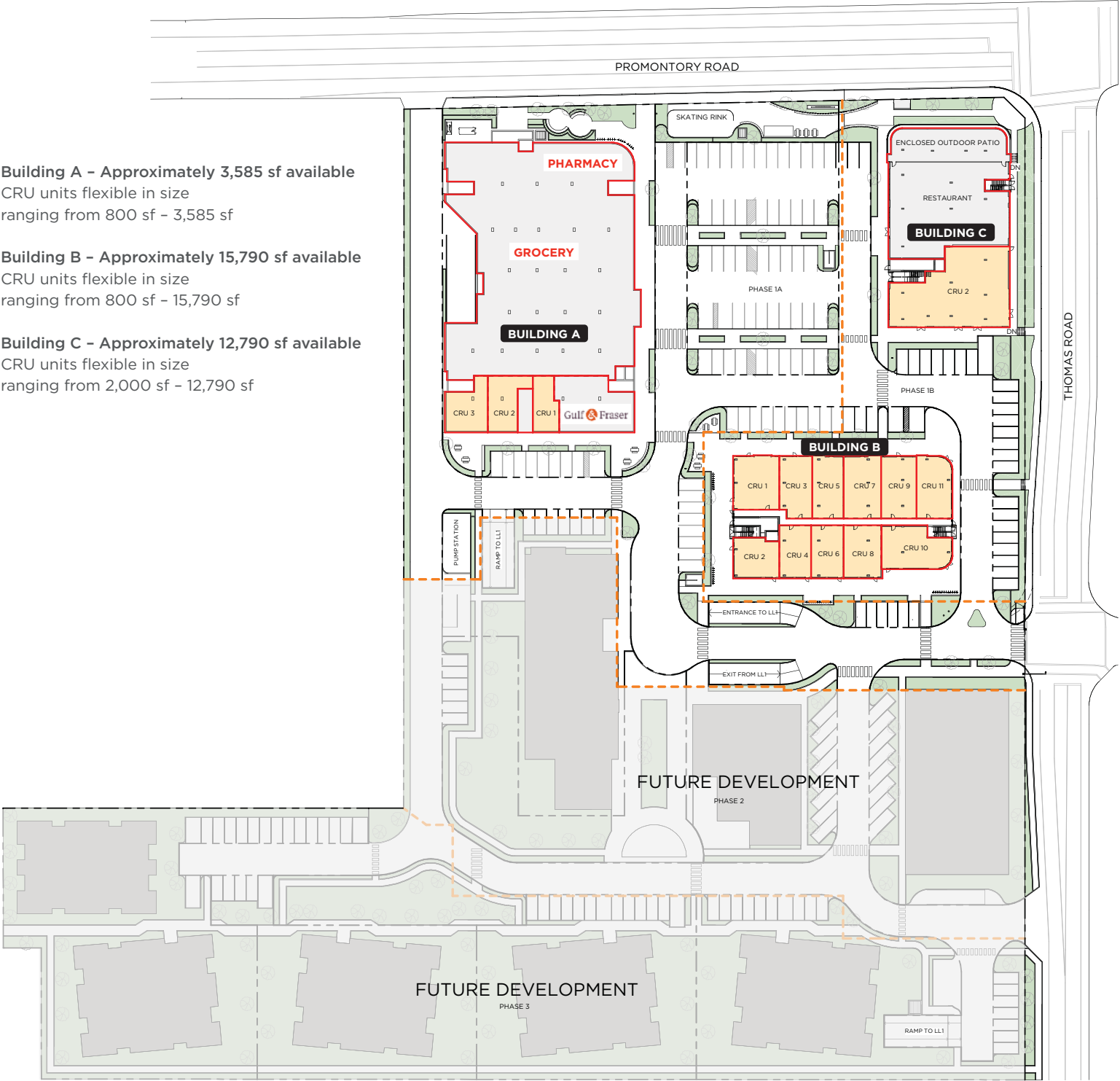
AVERAGE
HOUSEHOLD INCOME
within 3 km



PRE-LEASING OPPORTUNITIES NOW AVAILABLE



- Building A** - Approximately 3,585 sf available
CRU units flexible in size
ranging from 800 sf - 3,585 sf
- Building B** - Approximately 15,790 sf available
CRU units flexible in size
ranging from 800 sf - 15,790 sf
- Building C** - Approximately 12,790 sf available
CRU units flexible in size
ranging from 2,000 sf - 12,790 sf





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