

# Cottonwood Mall

45585 Luckakuck Way, Chilliwack, BC

## FOR LEASE

**\$30M CENTRE UPGRADE  
COMPLETE SPRING 2025**

**NEW STORES (2024) INCLUDE  
SEPHORA, BOATHOUSE, BC LIQUOR,  
OPA!, BOARDWALK BURGER**

**NEW STORES (2025) INCLUDE  
SOFTMOC**

- Multiple store renovations
- 2023 Sales \$621/sqft.

Primary Trade Area (2021 Census)

Population	113,737
Households	44,365
Average Household Income	\$84,073

- On Trans-Canada Highway,  
1 hour east of Metro Vancouver
- At epicenter of a major population  
and employment hub in the  
Fraser Valley
- One of fastest growing communities  
in BC and Canada



E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

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## GROSS LEASABLE

CRU/PADS	120,764
ANCHOR SPACE	237,826
TOTAL	358,590

## 2025 ESTIMATED

C.A.M./HVAC/GARBAGE/ADMIN/INS	\$24.41
TAX	\$ 3.51
TOTAL	\$27.92

## OCCUPANCY LEGEND

-  - OPPORTUNITIES
-  - UNDER NEGOTIATION/PENDING
-  - SUMMER 2024 RE-DEVELOPMENT

