



31895 Lougheed Highway | Mission, BC

FOR SALE Brand New Retail Units

- ▶ Conveniently located with direct access to Lougheed Highway
- ▶ Mixed-use development provides an immediate prospective customer base
- ▶ Various signage opportunities

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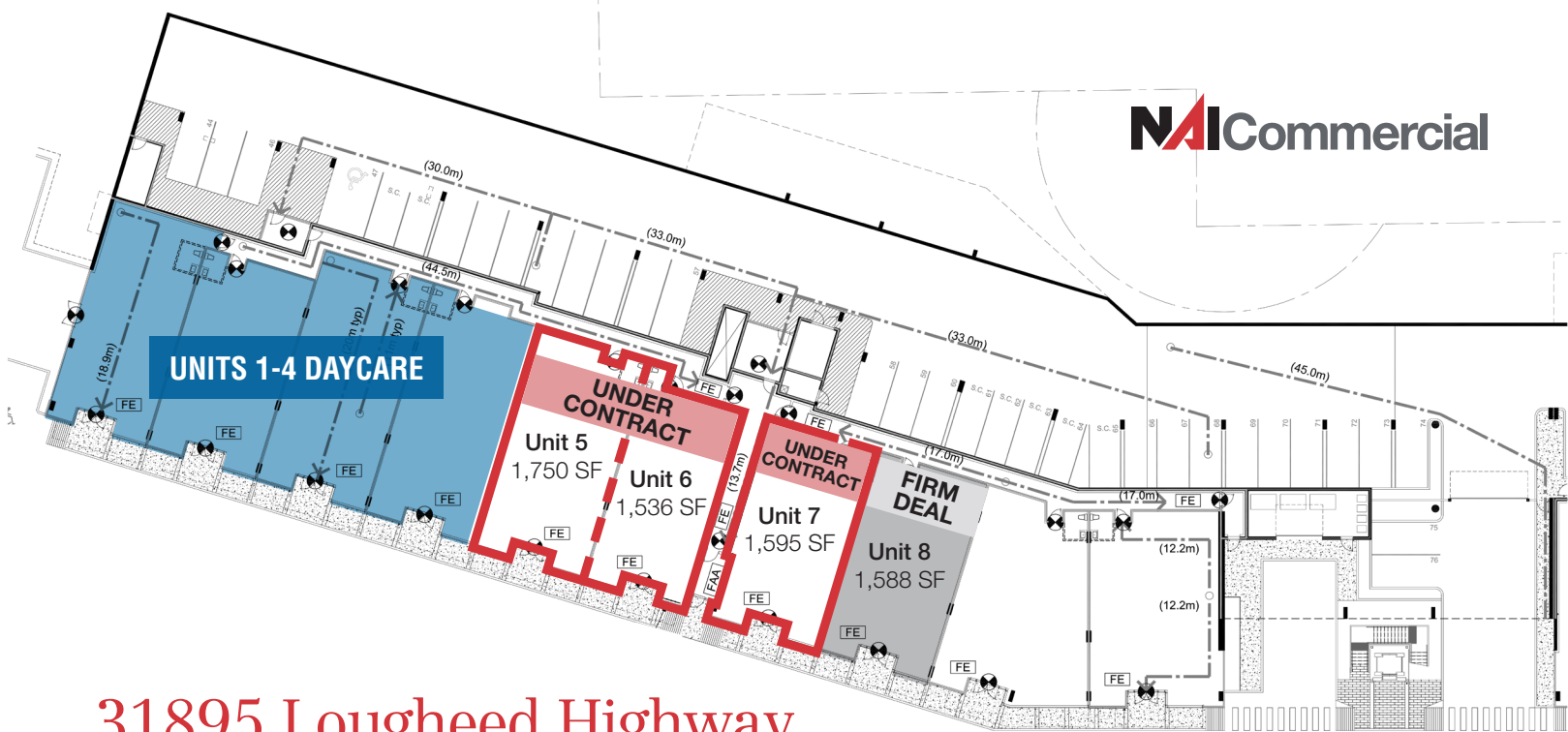
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31895 Lougheed Highway

Mission, BC

Opportunity

Outlook Village is Mission's newest mixed-use development located in West Mission with terrific exposure on Lougheed Highway. Just three remaining strata units in Building 2 are available for sale in this growing retail hub. Up to two contiguous units can be purchased ranging from 1,536 – 3,286 SF. This specific building will have direct exposure to the patrons of the new CO-OP Grocery store/Gas bar which will anchor the complex in Phase 2 of the development. Easy ingress to and egress from the complex that sits directly across Lougheed Highway from the Walmart Supercentre.

Features

- ▶ A common elevator that will provide direct access to the residential component is set to complete in Q4 2024
- ▶ Abundant surface parking
- ▶ 12 Tesla charging stations
- ▶ Common loading area



Property Details

Unit Size

| | | |
|-------------------------|-----------------|----------------|
| Unit 5 (SL 16) | 1,750 SF | UNDER CONTRACT |
| Unit 6 (SL 15) | 1,536 SF | UNDER CONTRACT |
| Contiguous Total | 3,286 SF | |
| Unit 7 (SL 14) | 1,595 SF | UNDER CONTRACT |
| Unit 8 (SL 13) | 1,588 SF | FIRM DEAL |

Please note that the units are currently demised but Units 5-6 could be made contiguous if required by the purchaser.

Zoning

CD-41

Parking

2 exclusive parkade stalls per unit + open parking

Average Traffic

38,517 Vehicles per day along Lougheed Hwy

Availability

Immediate

Pricing

| | | |
|-----------------|------------------|-----------------------|
| Unit 5 (SL 16): | \$1,394,750 | UNDER CONTRACT |
| Unit 6 (SL 15): | \$1,224,192 | |
| Unit 7 (SL 14): | \$1,271,215 | |
| Unit 8 (SL 13): | FIRM DEAL | |



UNIT 5



UNIT 6



PARKADE



31895 LOUGHEED

WREN ST

MISSION MEMORIAL HOSPITAL

LOUGHEED HWY 7

ABBOTSFORD-MISSION HWY 11

- WALMART SUPERCENTRE
- MISSION SPRINGS BREWING
- RONA
- REAL CANADIAN SUPERSTORE
- RCMP

- FRESHCO
- BCLIQUOR
- SHOPPERS DRUG MART
- SILVERCITY CINEMAS
- CANADIAN TIRE
- SAVE-ON-FOODS
- WENDY'S
- LONDON DRUGS
- BROWNS SOCIALHOUSE

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