



EAGLE RUN VILLAGE

41340 Government Road
Squamish, BC (Brackendale)

ONLY ONE HIGH EXPOSURE
RETAIL UNIT REMAINING

PROPERTY LEASING BROCHURE



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PROJECT SUMMARY

Discover Eagle Run Village, a retail plaza nestled in the Squamish neighborhood of Brackendale. Situated in the northernmost community of Squamish, this area is renowned for hosting the largest concentration of wintering bald eagles in North America, earning it the title of the "World Eagle Capital", and welcoming visitors from across the globe.

Brackendale enjoys excellent accessibility, reachable by turning left on Depot Road to the north or Garibaldi Way to the south from Highway 99. Furthermore, Government Road, one of Squamish's main thoroughfares that runs parallel to the highway, offers another convenient route.

- Optimal in-line site
- Limited supply of retail opportunities in Brackendale.
- High profile pylon signage opportunity
- Ample surface parking
- High household income in the surrounding area
- Parks and trails nearby



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DETAILS

- ✦ Available Space: 2,614 SF + covered patio
- ✦ Available: Immediately
- ✦ Base Rent: Contact Listing Agent
- ✦ Additional Rent: \$12.50 PSF
- ✦ Prominent in-line CRU available
- ✦ Prominent store front
- ✦ Ample surface parking
- ✦ Pylon signage opportunity

AREA TENANTS



DEMOGRAPHICS

	3 MIN	5 MIN	10 MIN
2023 Population	2,245	4,409	13,244
2028 Populations Projections	2,907	5,140	16,649
2023 Daytime Population	1,057	2,197	9,088
2023 Average HH Income	\$157,151	\$151,210	\$154,290

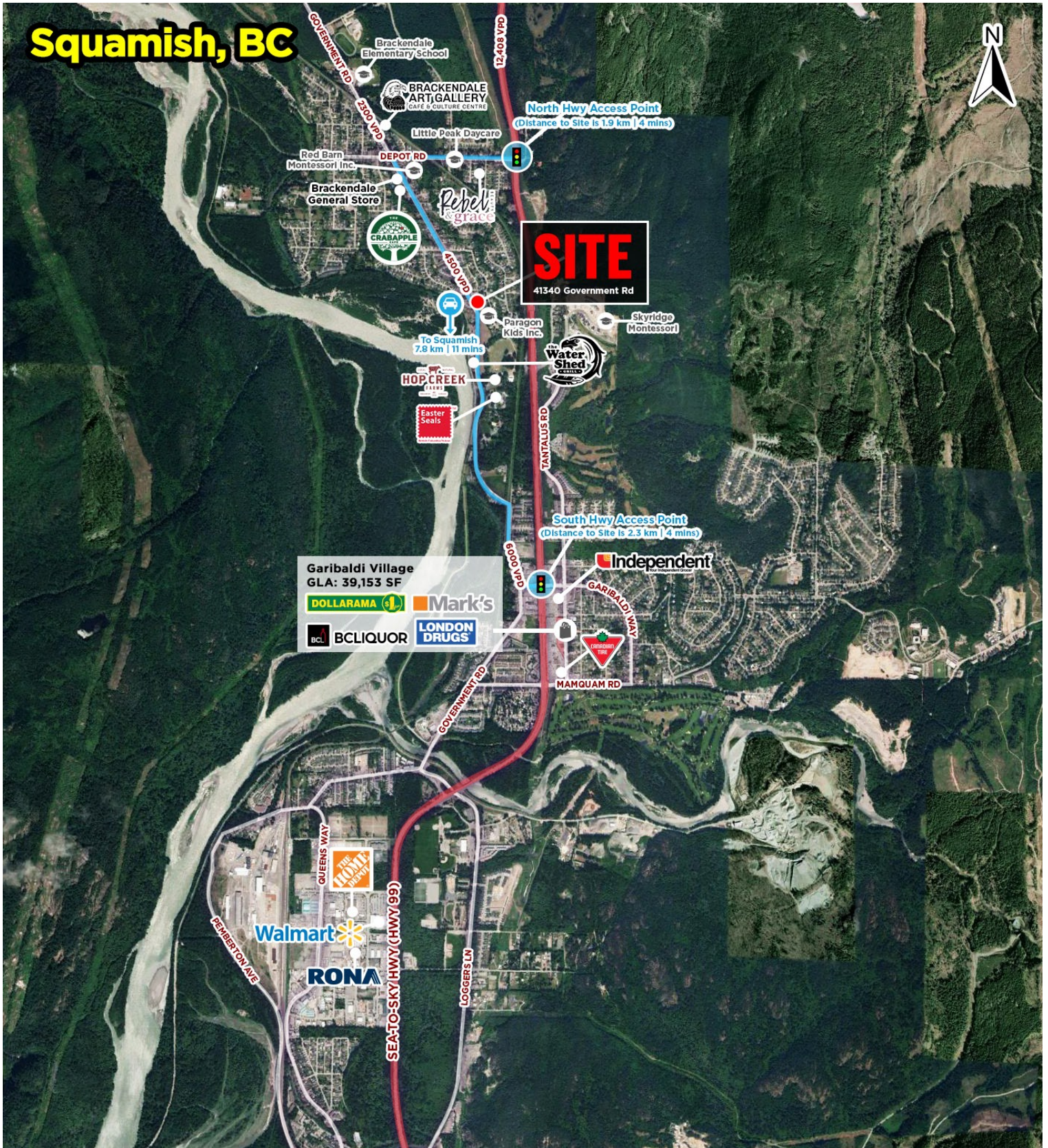
CONTACT

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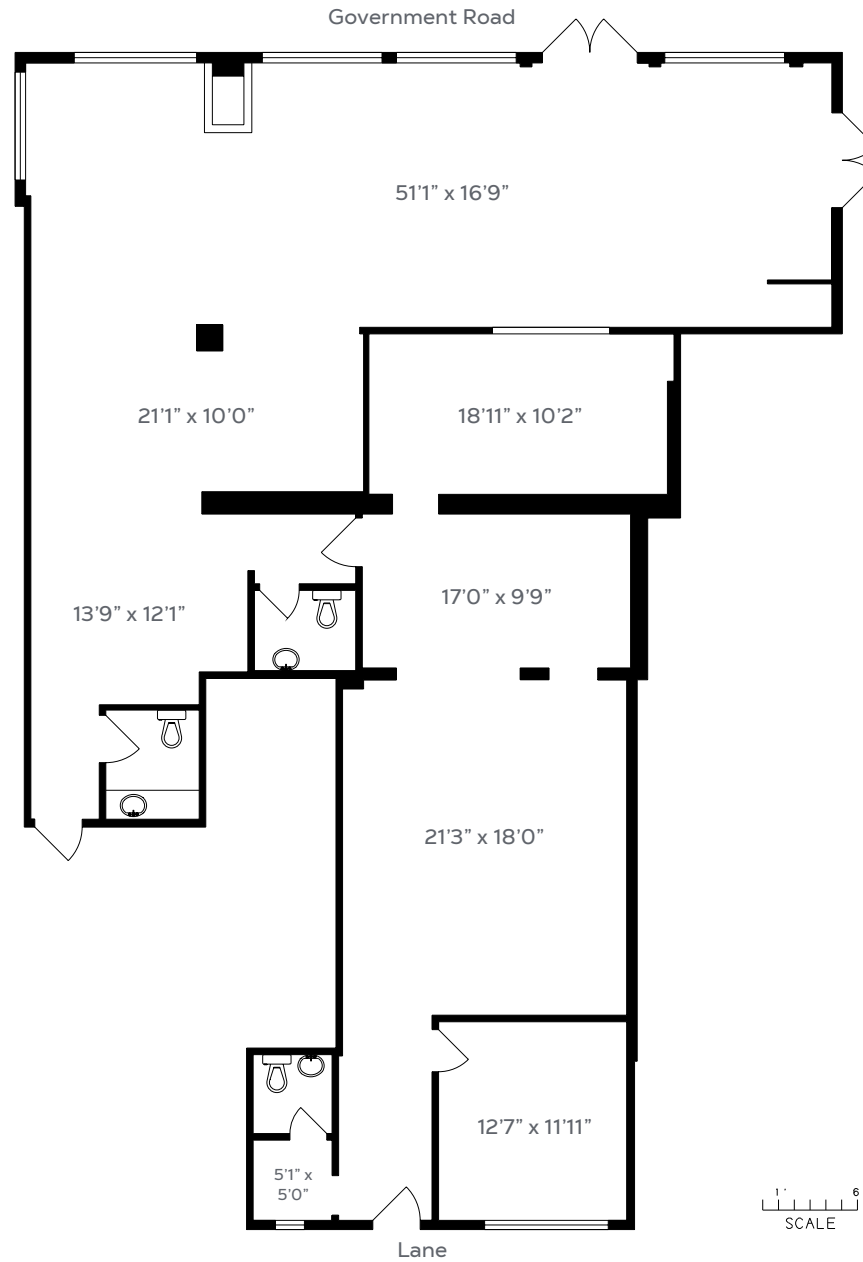
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FLOOR PLAN - CRU 5





CRU 5 - Exterior



Pylon

41340 GOVERNMENT ROAD



CRU 5 - Exterior



View from Government Rd