



EAGLE RUN VILLAGE

41340 Government Road
Squamish, BC (Brackendale)

ONLY ONE HIGH EXPOSURE RETAIL UNIT
REMAINING – POTENTIAL RESTAURANT
OPPORTUNITY WITH COVERED PATIO

PROPERTY LEASING BROCHURE



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



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

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

DAVID KNIGHT

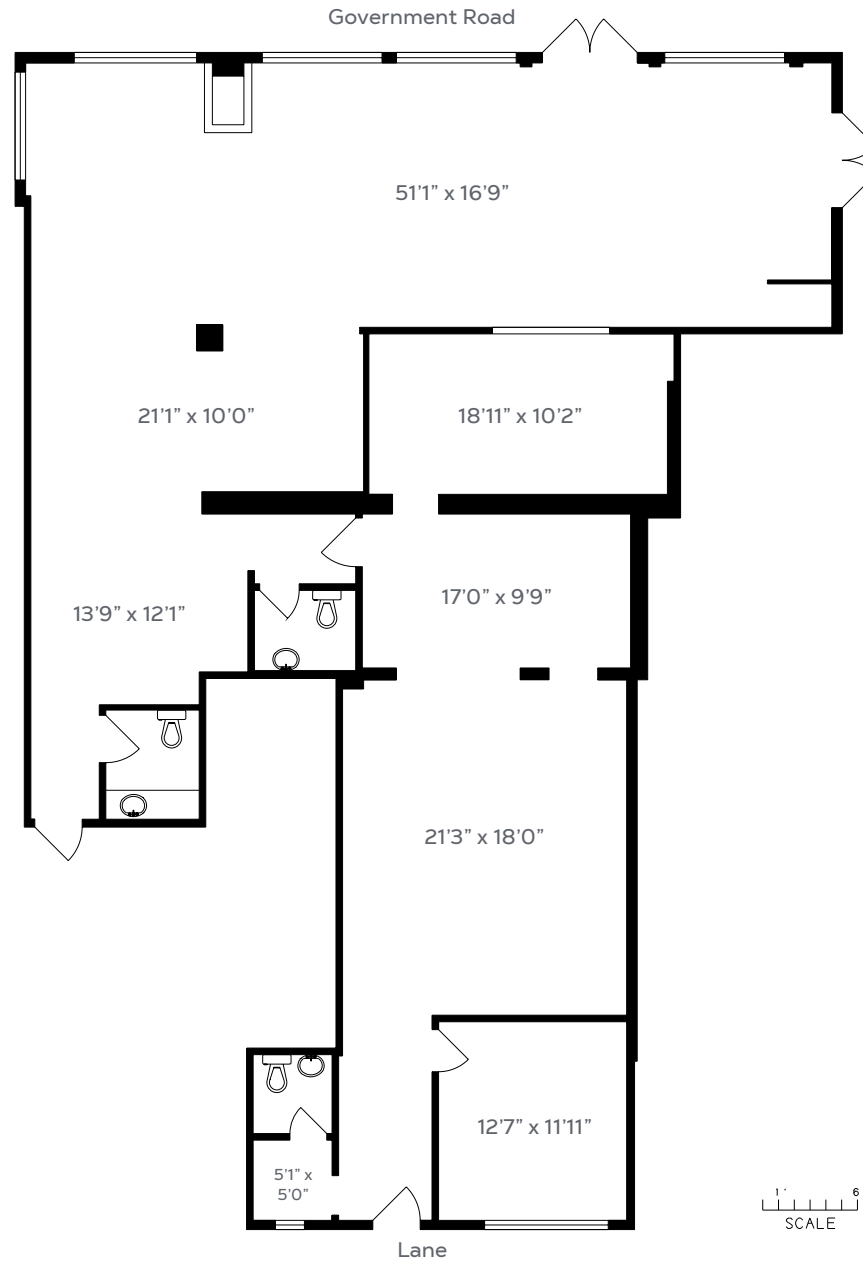
Personal Real Estate Corporation
Sitings Realty Ltd

604.416.5581
david@sitings.ca



This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate. Interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

FLOOR PLAN - CRU 5





CRU 5 - Exterior



Pylon



CRU 5 - Exterior



View from Government Rd