

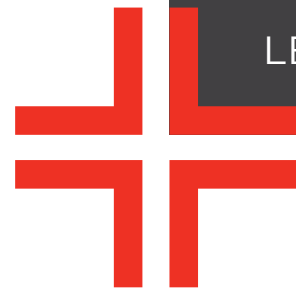


97% LEASED

# TSAWWASSEN COMMONS

4949 Canoe Pass Way  
Delta, BC

LEASING BROCHURE



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# PROJECT SUMMARY

Join mega retailers including Walmart, Canadian Tire, and Rona to service the affluent market of South Delta; and, its large daytime population at the Tsawwassen Ferry Terminal and Delta Port. Tsawwassen Commons is currently comprised of 450,000 SF of new commercial space. Highlights are as follows:

- Anchored by some of the country's strongest drawing retailers including: Walmart, Rona, Canadian Tire, Home Sense, Dollarama, Staples, Club 16 by Trevor Linden Fitness, Marks, and PetSmart
- Ideally suited for large format, big box, restaurants, freestanding and shop type retailers
- Surrounded by new residential developments by Tsawwassen Springs, Mosaic, Aquilini, ONNI and the Executive Group
- An abundance of surface parking
- Well serviced by public transit
- Fair market lease rates



SOUTH DELTA'S  
PREMIER SHOPPING  
DESTINATION

# DETAILS

✚ Base Rent: Please Contact Listing Agents

✚ Additional Rent: \$15.00 PSF (est. for 2024)

✚ <u>Availability:</u>	Unit #	Plan #	Area (SF)
	2216	V-1 (6)	Up to 3,011
	1836	U-1 (15/16/17/20)	Up to 8,659
	1806	U-1 (3)	2,544
	1504	Pad 4 (2)	1,635

✚ Management Fee: 5% of Minimum Rent

✚ Commercial Parking: 1,851 for a ratio of 4 stalls per 1,000 SF of rentable area (subject to change)

# CO-TENANTS



# DEMOGRAPHICS

Drive Time	5 MIN	10 MIN	15 MIN
2023 Population	6,310	44,099	51,579
2028 Populations Projections	6,464	46,165	55,583
2023 Average HH Income	\$121,968	\$139,079	\$141,273
2028 Average HH Income Projections	\$138,758	\$159,119	\$162,071

# CONTACTS

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# SITE PLAN





# LOCATION

Tsawwassen Commons is located in South Delta's most prominent new shopping district, adjacent to the Tsawwassen Mills.

- Extensive residential growth underway nearby – approximately 3,000 new residential units have recently been approved for development in the area.
- Across from Tsawwassen Mills, a 1.2 million SF mega shopping centre.
- New business park of 300 acres with potential for 4,000,000 SF of state-of-the-art industrial space planned for a site 5 minutes from Tsawwassen Commons.
- Amazon has opened a 450,000 SF warehouse facility in a nearby business park. News reports indicate the facility will create 700 full-time jobs.
- Close proximity to the Tsawwassen Ferry Terminal (workforce: 500 approx.) and Delta iPort (workforce: 3,300 approx.).





# AERIAL



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