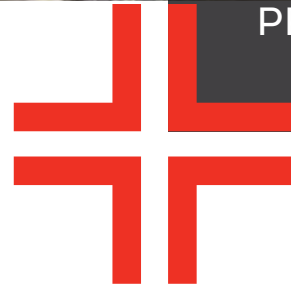




SALTAIRE

1406 Johnston Road, White Rock, BC

PROPERTY LEASING BROCHURE

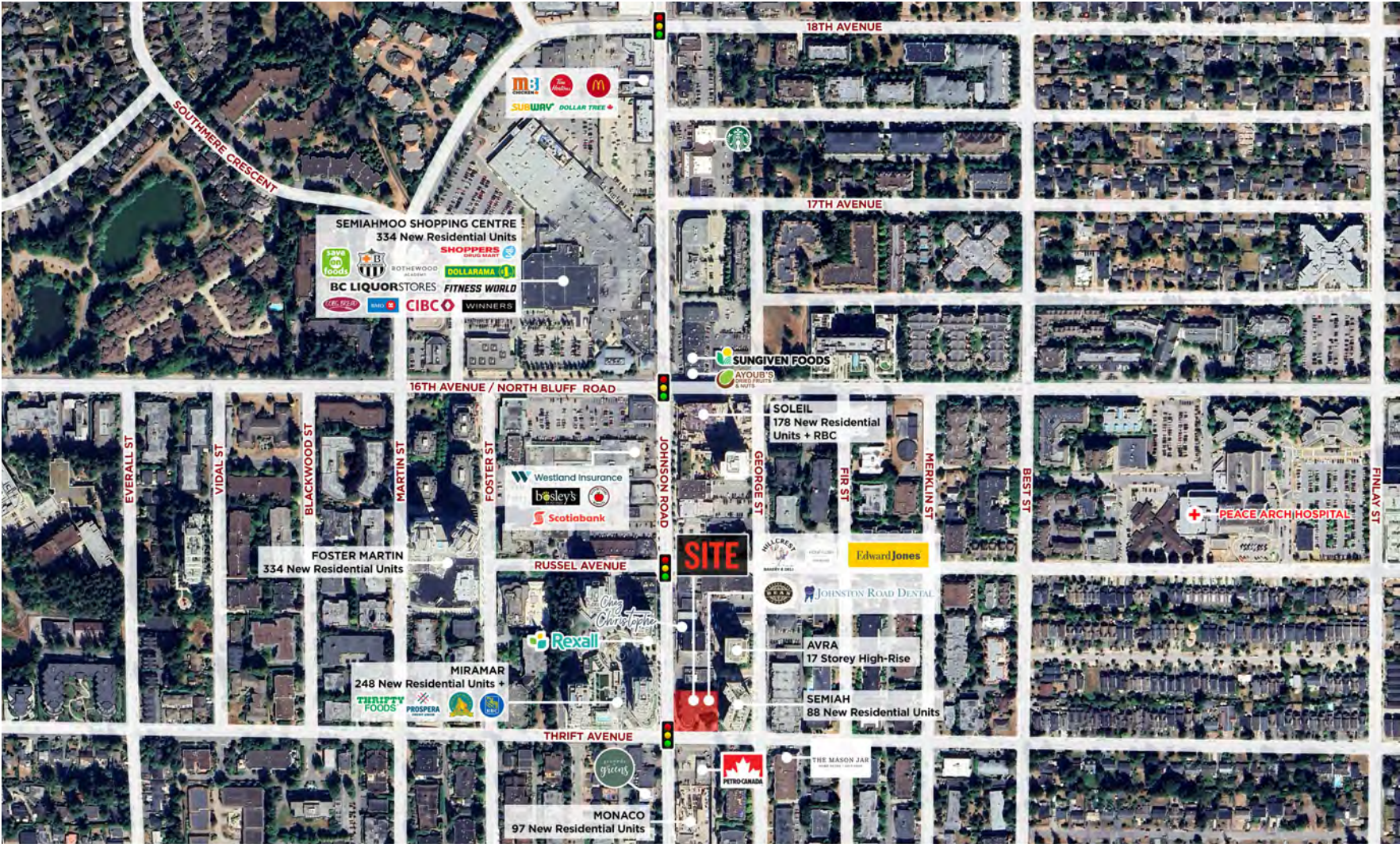


NANCY BAYLY
Personal Real Estate Corporation
604.628.2580
nancy@sitings.ca

SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767
1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

Opportunity to lease an improved retail unit centrally located in White Rock on the NE corner of Johnston Rd and Thrift Ave. Saltaire is a mixed-use building with ground floor retail and 36 residential units above. The retail unit available offers excellent frontage on Johnston Rd, the main N/S connector through White Rock-to-South Surrey, and ample retail parking. In addition, traffic to Saltaire is further driven by rapid residential growth in the immediate area, including Miramar Village Phase II across the street (248 residential units & new Thrifty Foods now open), Semiah next door (88 new residential units), Foster Martin (334 residential units), Soleil (178 new residential units), Monaco (97 future units), and future high-density re-development plans for Semiahmoo Mall 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

✚ <u>Unit 1406:</u> 876 SF	✚ High Exposure Frontage on Johnston Road
✚ <u>Available:</u> August 31, 2025	✚ <u>Additional Rent:</u> \$15.74 PSF + Management Fee (5% of Base Rent & CAM)
✚ <u>Parking:</u> 42 Underground Parking Stalls for Retail	✚ Contact Listing Agent for Base Rent

AREA TENANTS



DEMOGRAPHICS

Drive Time	5 MIN	10 MIN	15 MIN	WHITE ROCK CSD
2023 Population	43,394	109,604	161,202	23,726
2028 Populations Projections	47,383	121,630	174,262	25,809
2023 Average HH Income	\$113,114	\$136,202	\$141,610	\$118,281
2028 Average HH Income Projections	\$130,100	\$159,026	\$164,882	\$135,051

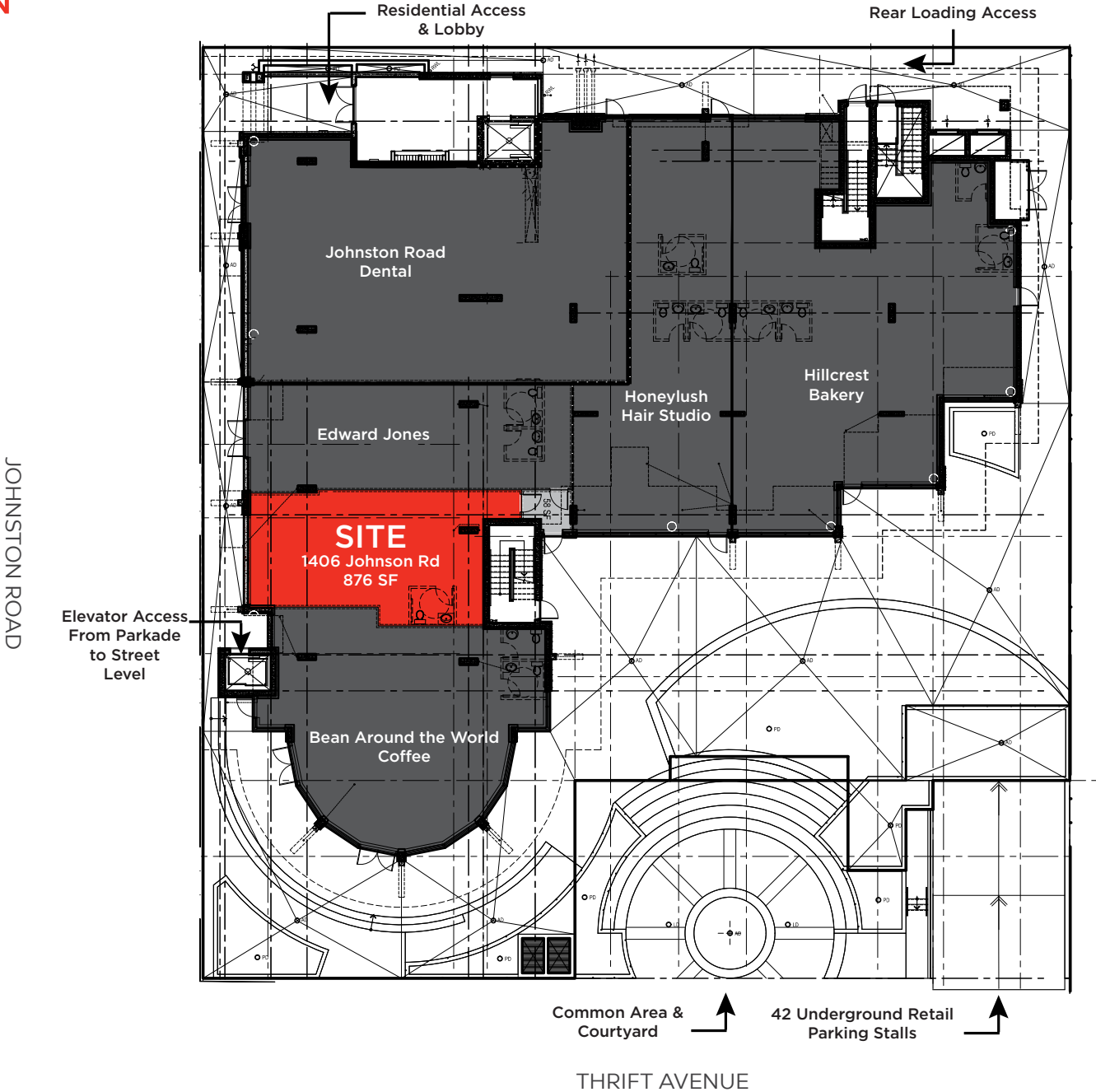
CONTACT

NANCY BAYLY

Personal Real Estate Corporation
Sitings Realty Ltd

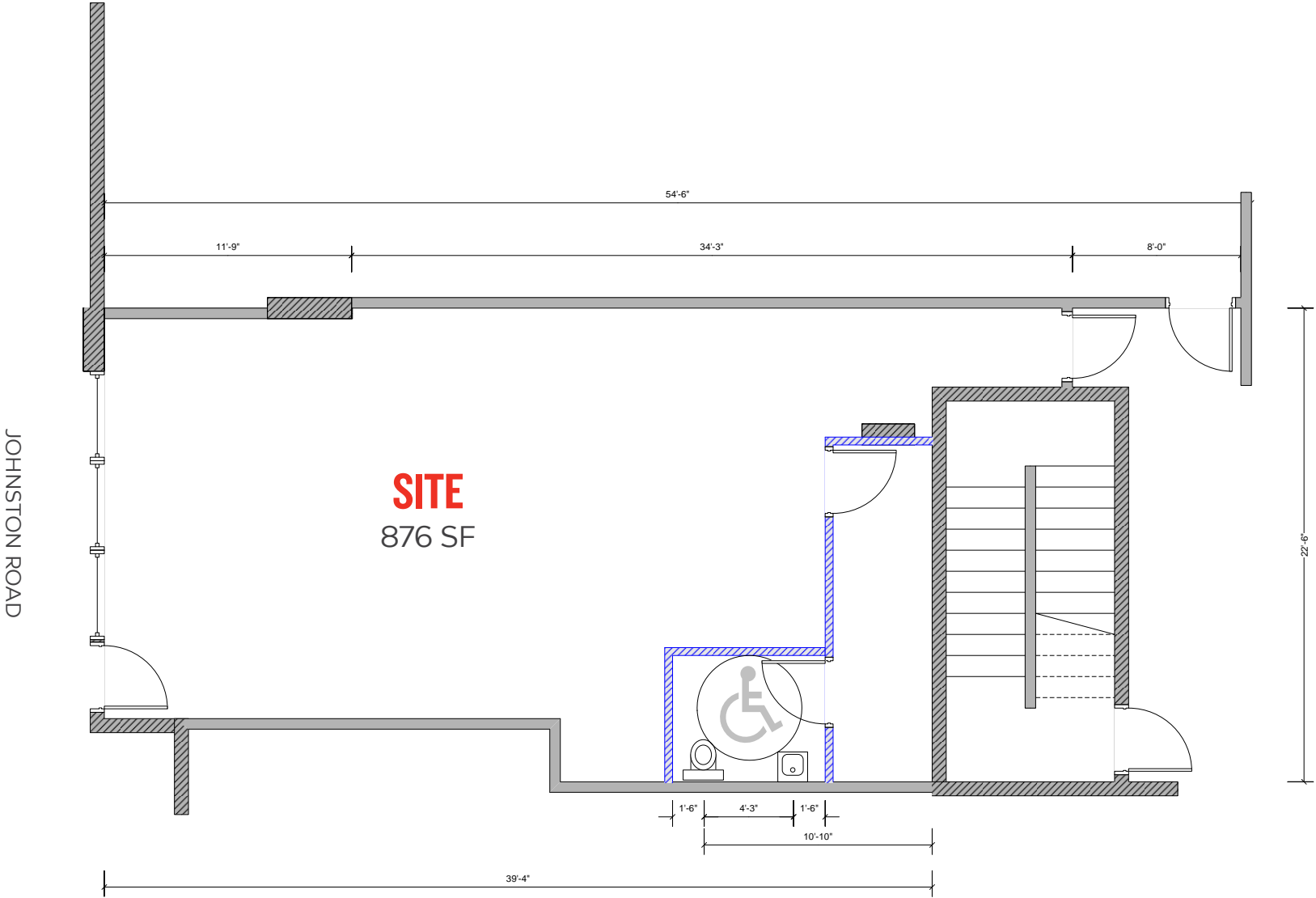
604.628.2580
nancy@sitings.ca

SITE PLAN



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



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.

PHOTOS



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.

