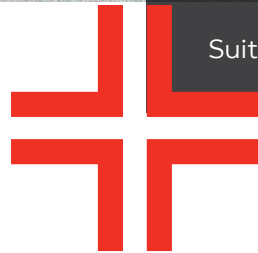




FOR LEASE  
**TSAWWASSEN COMMONS**

Suite 2216 - 2220, 4949 Canoe Pass Way, Delta, BC



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# PROJECT SUMMARY

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

- Extensive residential growth nearby - approximately 3,000 new residential units have been approved; many recently developed.
- 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 operates a 450,000 SF warehouse facility in a nearby business park. (Workforce: originally estimated to create 700 full-time jobs.)
- Close proximity to the Tsawwassen Ferry Terminal (workforce: 500 approx.) and Delta iPort (workforce: 3,300 approx.).
- Anchored by strong drawing retailers including: Walmart, Rona, Canadian Tire, Home Sense, Dollarama, Staples, Club 16 by Trevor Linden Fitness, Marks, and PetSmart
- An ideal tenant mix comprising large format retailers, big box, restaurants, freestanding uses and shop type retailers
- Surrounded by new residential developments by Tsawwassen Springs, Mosaic, Aquilini, ONNI and the Executive Group
- An abundance of surface parking
- Easy access
- Well serviced by public transit
- Fair market lease rates



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# DETAILS

<p>⚡ <u>Address:</u> Suite 2216 - 2220</p>	<p>⚡ <u>Base Rent:</u> Please Contact Listing Agents</p>
<p>⚡ <u>Area:</u> 1,200-3,011 SF (approx.)</p>	<p>⚡ <u>Additional Rent:</u> \$13.97 PSF (est. for 2025)</p>
<p>⚡ <u>Commercial Parking:</u> 1,851 (currently 4 stalls per 1,000 SF of rentable area)</p>	<p>⚡ <u>Management Fee:</u> 5% of Minimum Rent</p>

# CO-TENANTS



# DEMOGRAPHICS

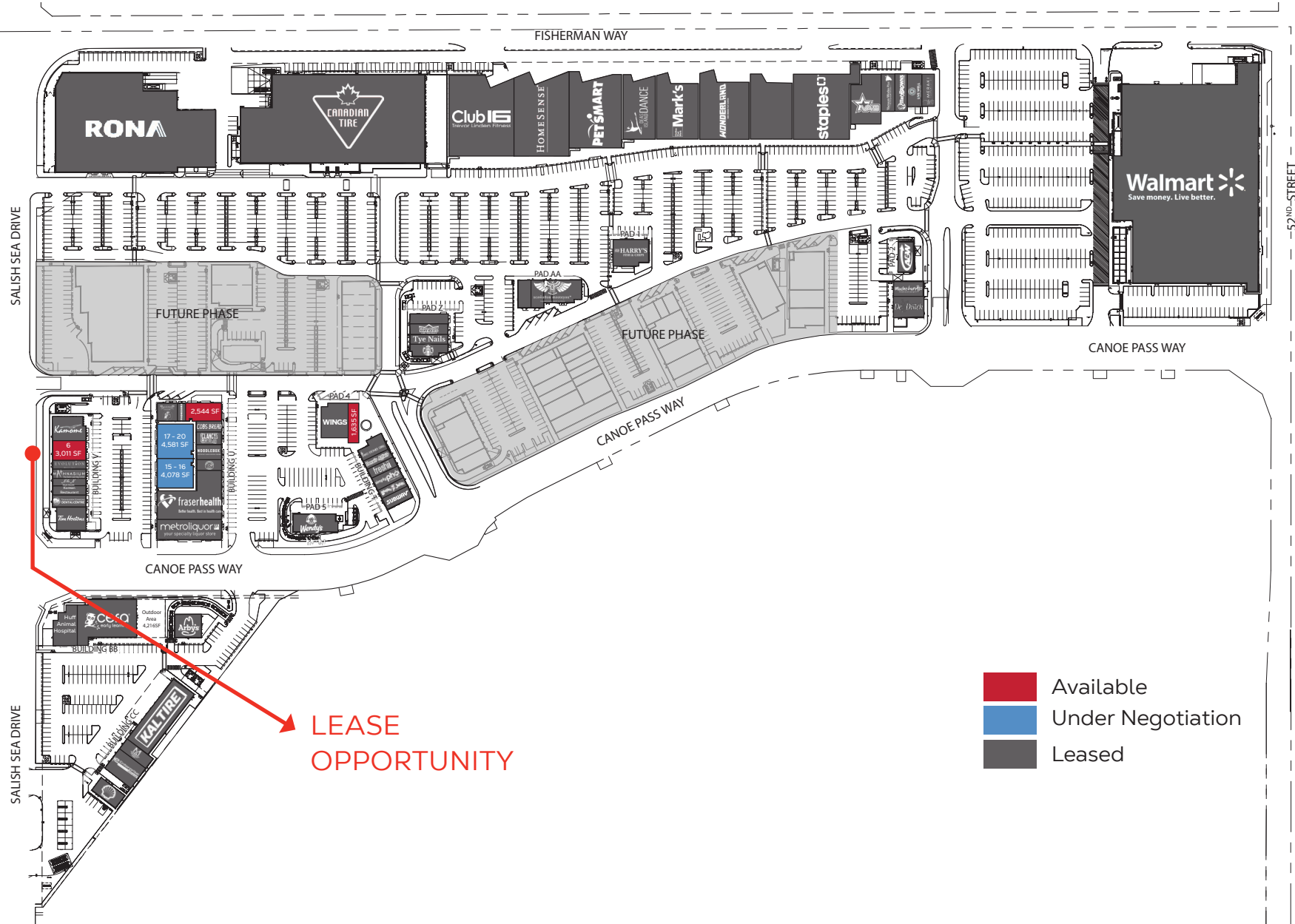
Drive Time	5 MIN	10 MIN	15 MIN
2024 Population	8,418	48,933	57,493
2029 Populations Projections	9,214	53,312	63,116
2024 Average HH Income	\$135,472	\$154,687	\$158,854
2029 Average HH Income Projections	\$157,699	\$180,967	\$185,965

# CONTACTS

<p><b>SHELDON SCOTT</b> Personal Real Estate Corporation Sitings Realty Ltd  604.788.1225 sheldon@sitings.ca</p>	<p><b>ARJEN HEED</b> Senior Associate Sitings Realty Ltd  604.499.5133 arjen@sitings.ca</p>
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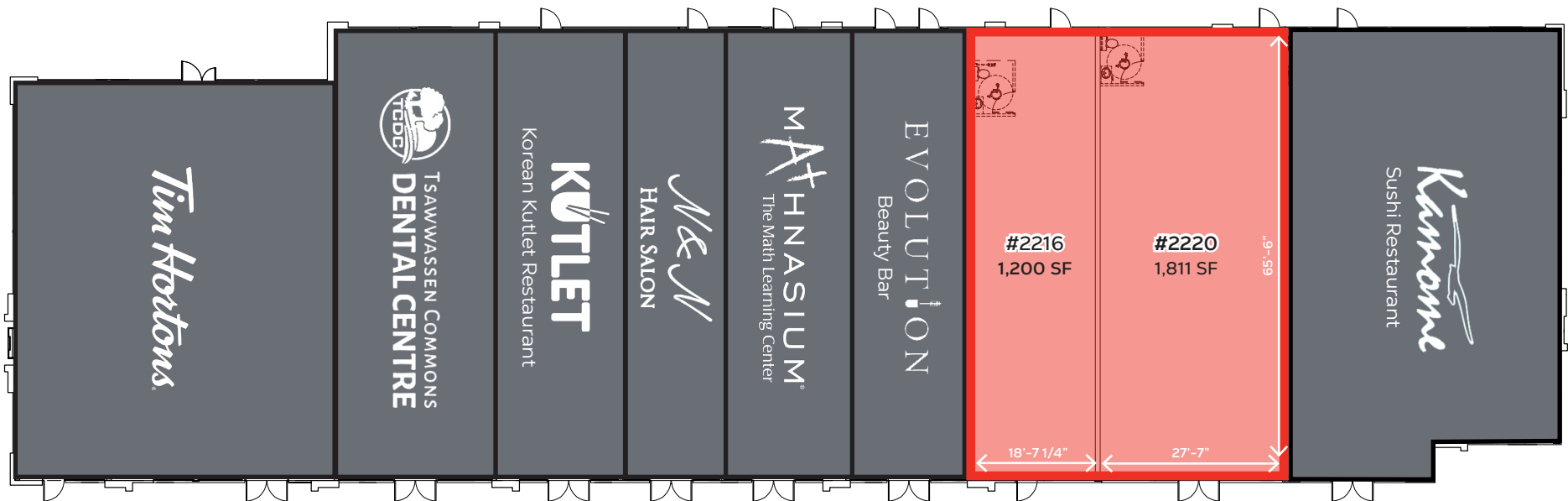
# SITE PLAN



- Available
- Under Negotiation
- Leased

# POTENTIAL DEMISING PLAN - UNIT 2216

SALISH SEA DRIVE



PARKING

**TOTAL AREA: 3,011 SF**  
Conceptual Demise Plan for Unit.  
Size can vary.  
All dimensions/areas are estimates only.



# PROJECT PHOTOS





# AERIAL

4949 CANOE PASS WAY  
Delta, BC



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