



FOR LEASE | HIGH EXPOSURE CORNER UNIT

THE MARKET DISTRICT AT SOUTHLANDS

SOUTH DELTA'S NEW VIBRANT VILLAGE

6353 Southlands Drive, Tsawwassen, BC



SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sitings.ca

ARJEN HEED
Senior Associate
604.499.5133
arjen@sitings.ca

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

THE MARKET DISTRICT AT SOUTHLANDS

The Southlands community occupies a vast sweep of land— 537 acres—on Boundary Bay in Tsawwassen. Tsawwassen is a suburb, mostly residential, in the southwestern corner of the City of Delta in British Columbia. It provides the only road access to the American territory on the southern tip of the peninsula, Point Roberts, Washington, via 56th Street. It is also the location of Tsawwassen Ferry Terminal, part of the BC Ferries.

Southlands immediate neighbours are Boundary Bay Regional Park, Centennial Beach, and traditional blocks of single-family homes. Productive farmland, forest, parks and greenways comprise 80 per cent of the site, or approximately 430 acres. The remaining 20 per cent—approximately 107 acres— are developing with residential pockets and a vibrant Market District of shops, cafés, and farmers’ markets. In total, it is proposed to add approximately 950 homes to the area.

Planning for Southlands Tsawwassen began with the vision for Market District. Here, in Market Square, farmers sell their produce at markets, but they also mingle with residents and shopkeepers over coffee, craft ale, or a sandwich. The Market District is evolving as a vibrant village where people roam and gather— residents and visitors alike. Current activities included food festivals, outdoor concerts, and Earthwise gardening demonstrations. Mixed-use buildings have relevant retail at ground level and residential flats above. Walkable streets double as festive outdoor spaces. Market District is core to Southlands’ sense of place. On completion, the Market District is planned to accommodate approximately 40,000 SF (subject to change) of commercial space.



Farmers Market at the Market Square

PROJECT SUMMARY

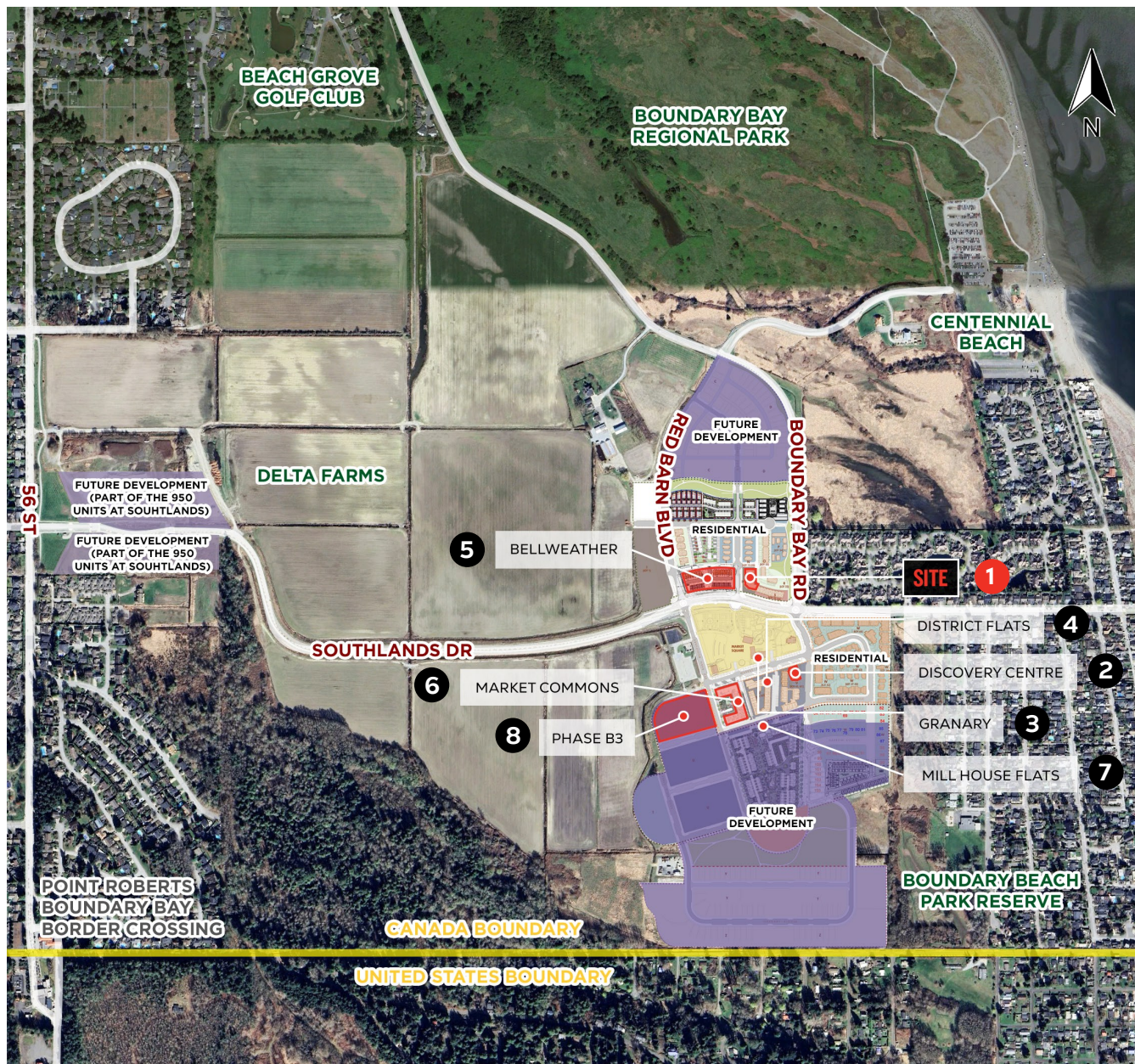
Southlands is South Delta's new master-planned beach community integrating residential, agricultural, and commercial spaces. The project is planned to have 950 residential units and nearly 40,000 SF of brand-new commercial space, offering a unique blend of rural charm and urban convenience and the best of beachside living. Additional highlights include:

- ✦ Walkable neighbourhood with public space for community events and outdoor concerts
- ✦ A thriving Market Square featuring local produce, artisanal foods, and handmade crafts
- ✦ Competitive market lease rates
- ✦ Prime corner location at Southlands Drive and Inner Street
- ✦ Established businesses, including Four Winds Beach House & Brewery and L'Aromas Coffee
- ✦ Prominent storefront exposure for maximum visibility
- ✦ Opportunities for cross-promotion and collaboration with neighbouring businesses and residents
- ✦ Bustling trade area that boasts household incomes in excess of \$150,000



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.

SOUTHLANDS



AVAILABLE

1. Highstreet Flats - FOR LEASE

Residential Units: 19 Condo Units
 Commercial Space: Corner Unit, 1,438 SF
 Commercial Occupancy: Currently For Lease
 Completion Date: 2024

COMPLETED

2. Discovery Centre

Residential Units: 3 Rental Apartments
 Commercial Space: 3,125 SF plus 1,013 SF Mezzanine
 Commercial Occupancy: Currently Southlands Sales Centre, L'aromas Coffee & Cookies Ice Cream
 Completion Date: 2020

3. Granary

Residential Units: 35 Condo Units
 Commercial Space: 8,012 SF
 Commercial Occupancy: Four Winds Beach House Brewery
 Completion Date: 2024

4. District Flats

Residential Units: 34 Condo Units
 Commercial Space: 1,089 SF
 Commercial Occupancy: HUB Refillery
 Completion Date: 2023

FUTURE PHASES*

5. Bellweather

Residential Units: 30 Townhomes
 Commercial Space: 9,800 SF
 Completion Date: 2024

6. Market Commons

Residential Units: 66 Condo Units
 Commercial Space: 5,000 SF
 Anticipated Completion Date: May 2028

7. Mill House Flats

Residential Units: 80 Rental Apartments
 Commercial Space: 1,350 SF
 Anticipated Completion Date: Early 2029

8. Phase B3

Commercial Space: 15,000 SF
 Anticipated Completion Date: 2030

*Number of units, size and timing of Future Phases are subject to change

DETAILS

- ✦ Available: 1,438 SF (Corner Unit)
- ✦ Base Rent: Please Contact Listing Agent
- ✦ Additional Rent: \$12.41 PSF (est. for 2025)
- ✦ Available: Immediately

RETAILERS AT SOUTHLANDS

FOUR WINDS
BREWING CO.

COOKIE'S
ICE CREAM



CONTACT

SHELDON SCOTT

Personal Real Estate Corporation
Sitings Realty Ltd

604.788.1225
sheldon@sitings.ca

ARJEN HEED

Senior Associate
Sitings Realty Ltd

604.499.5133
arjen@sitings.ca

DEMOGRAPHICS

The Southlands neighbourhood is a vibrant and eclectic community, blending rural charm with modern amenities in the heart of Tsawwassen, South Delta. With a growing population of approximately 50,000 residents, South Delta thrives as an affluent community, boasting a strong and stable economy. Notably, the Tsawwassen area boasts an impressive average household income of over \$150,000 within a 5-minute drive time, providing a compelling market for retailers. Recent growth has created a surge in demand for local services, dining, and shopping. By establishing a retail presence at the Market Square in Southlands, businesses can leverage the area's affluent demographic and capitalize on the growing demand for retail shops and services.

	5 MIN	7 MIN	12 MIN
2024 Population	6,807	18,303	30,129
2029 Populations Projections	7,771	20,037	32,981
2024 Average HH Income	\$154,736	\$157,473	\$166,206
2029 Average HH Income Projections	\$179,456	\$184,048	\$193,153

SURVEY

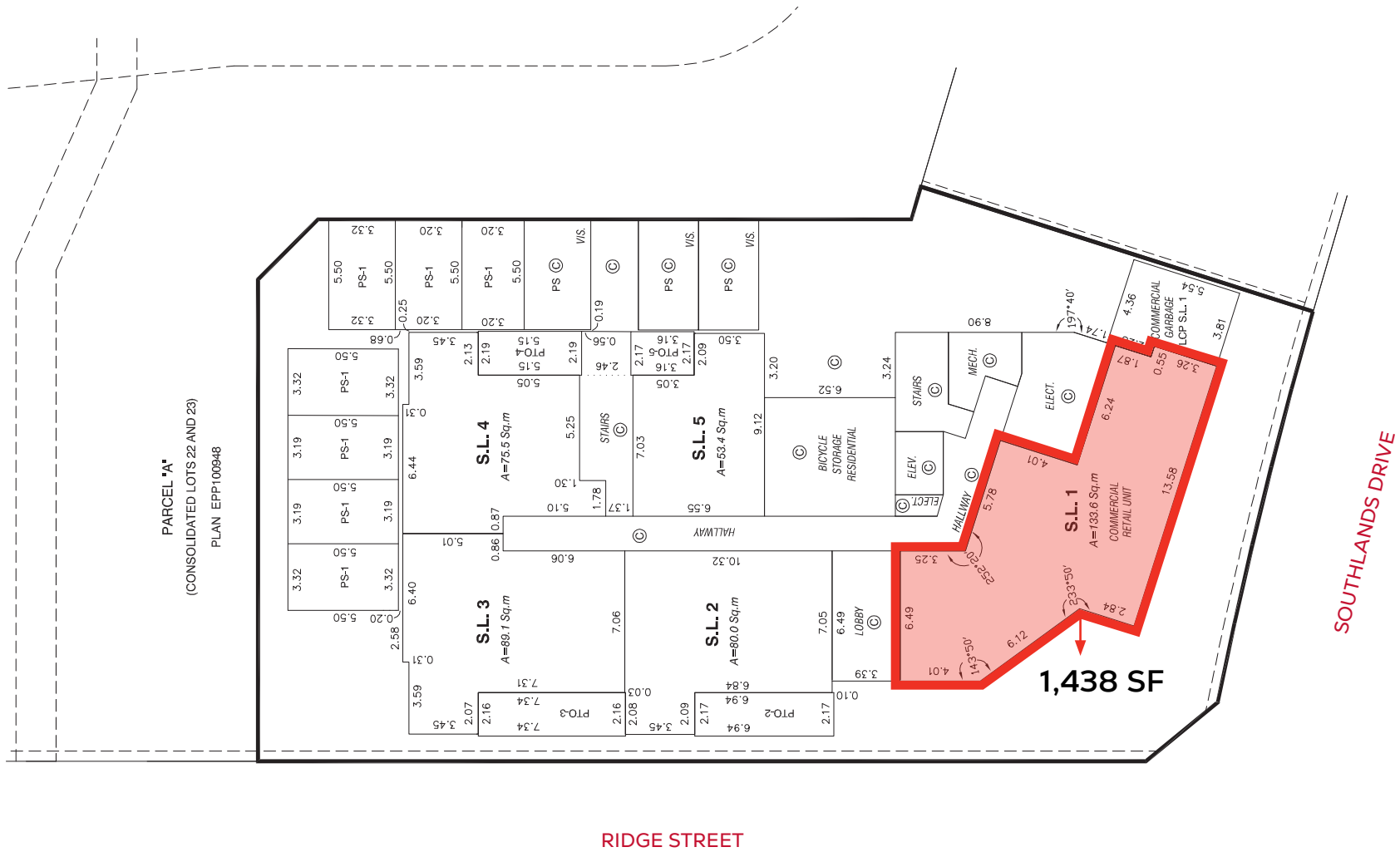


PHOTO GALLERY OF SOUTHLANDS



Discovery Centre, Presales Centre



The Grange, Office



District Flats, Residential



The Hub, Mixed-use



Red Barn, Public Gathering Building



Four Winds Beach House & Brewery