

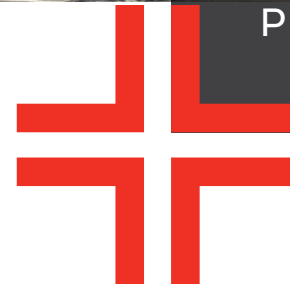


SALTAIRE

1406 Johnston Road, White Rock, BC

PROPERTY LEASING BROCHURE

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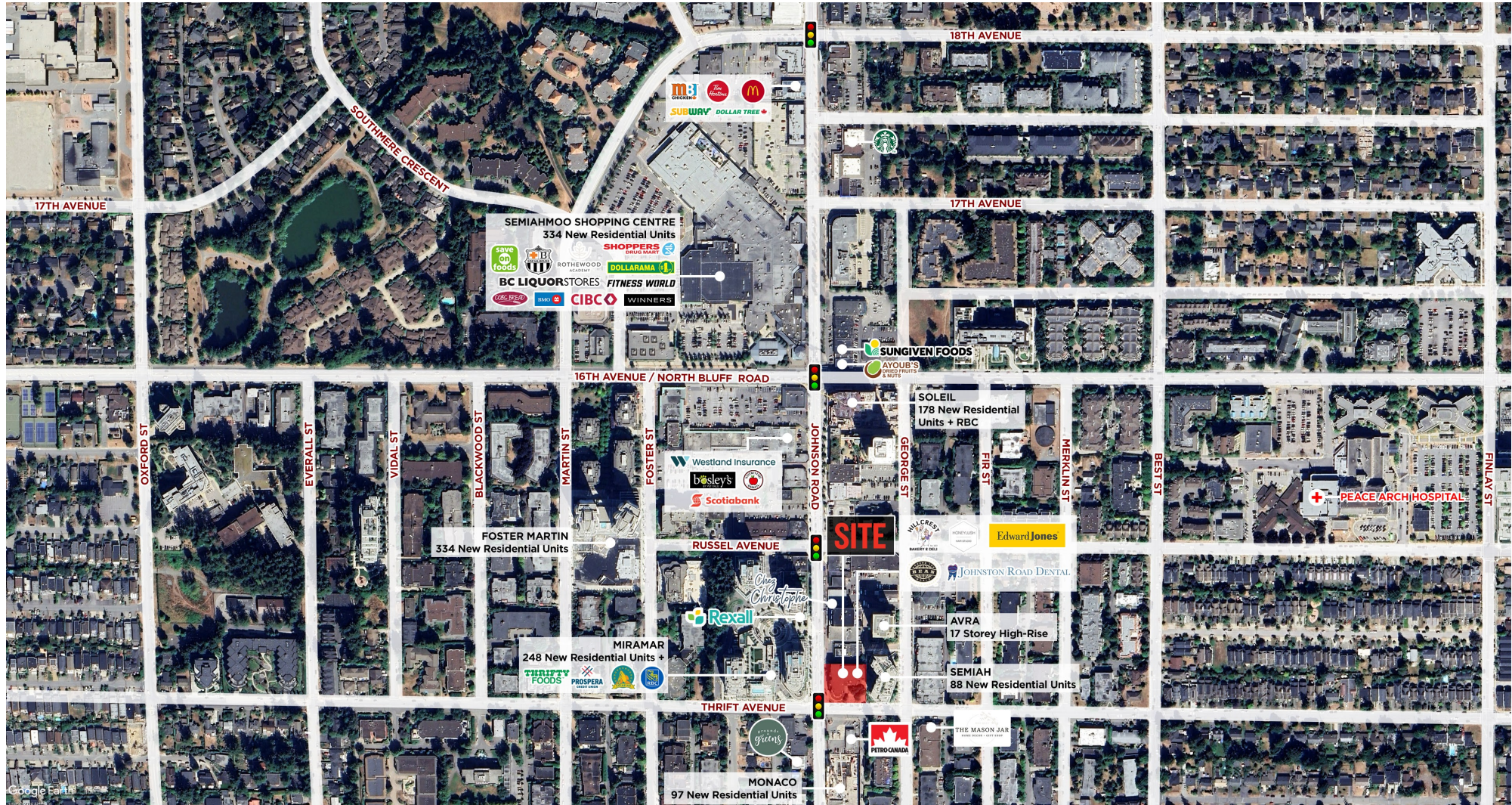


SITINGS REALTY LTD.
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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

PROJECT SUMMARY

1406 JOHNSTON RD
White Rock, BC

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.



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DETAILS

✚ <u>Unit 1406:</u> 876 SF	✚ High Exposure Frontage on Johnston Road
✚ <u>Available:</u> August 31, 2025	✚ <u>Additional Rent:</u> \$16.54 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
2024 Population	46,614	123,214	190,764	25,356
2029 Populations Projections	49,160	136,877	223,155	28,104
2024 Average HH Income	\$120,124	\$146,811	\$151,073	\$124,944
2029 Average HH Income Projections	\$139,733	\$172,421	\$177,867	\$143,612

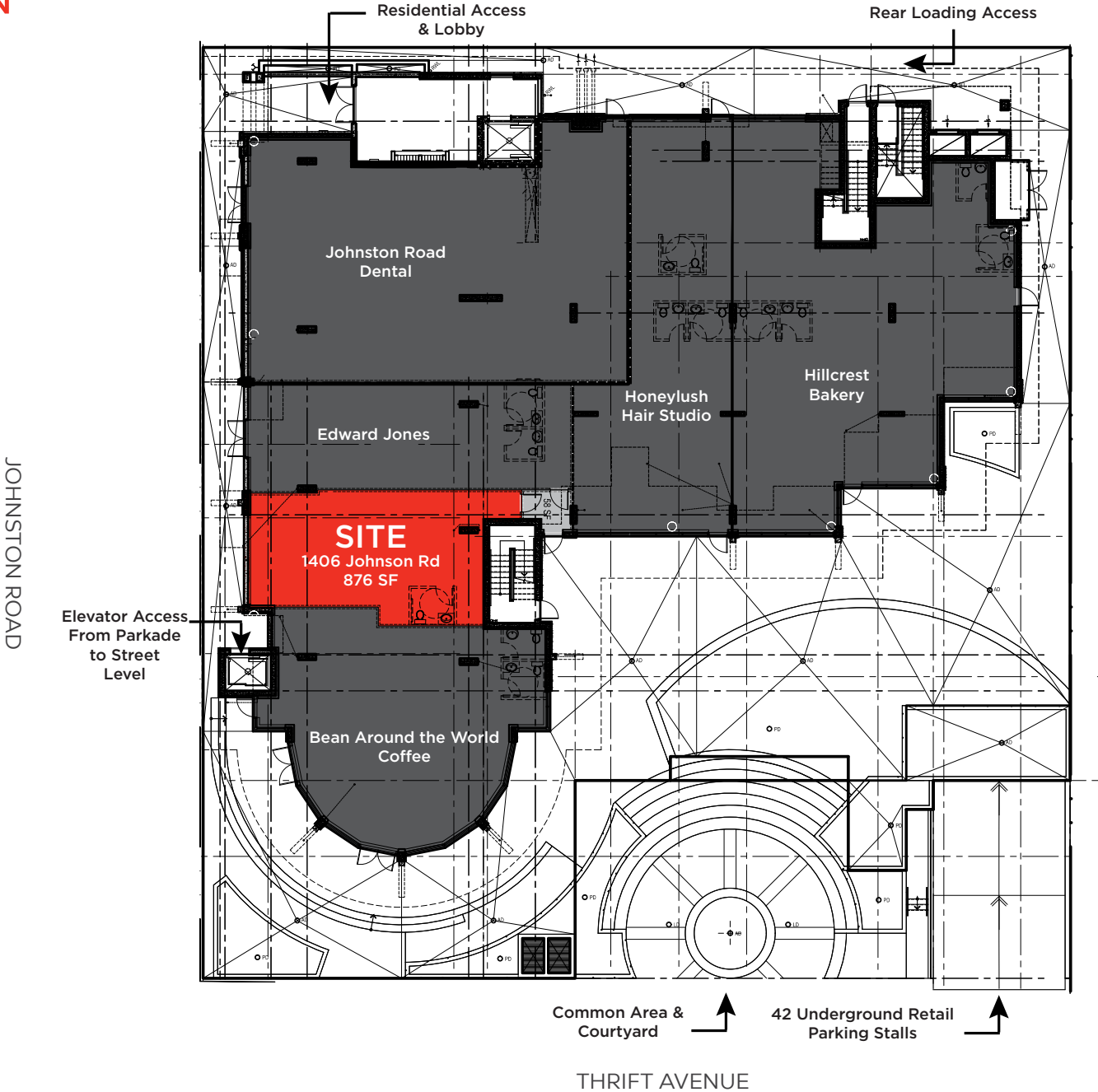
CONTACT

DAN CLARK

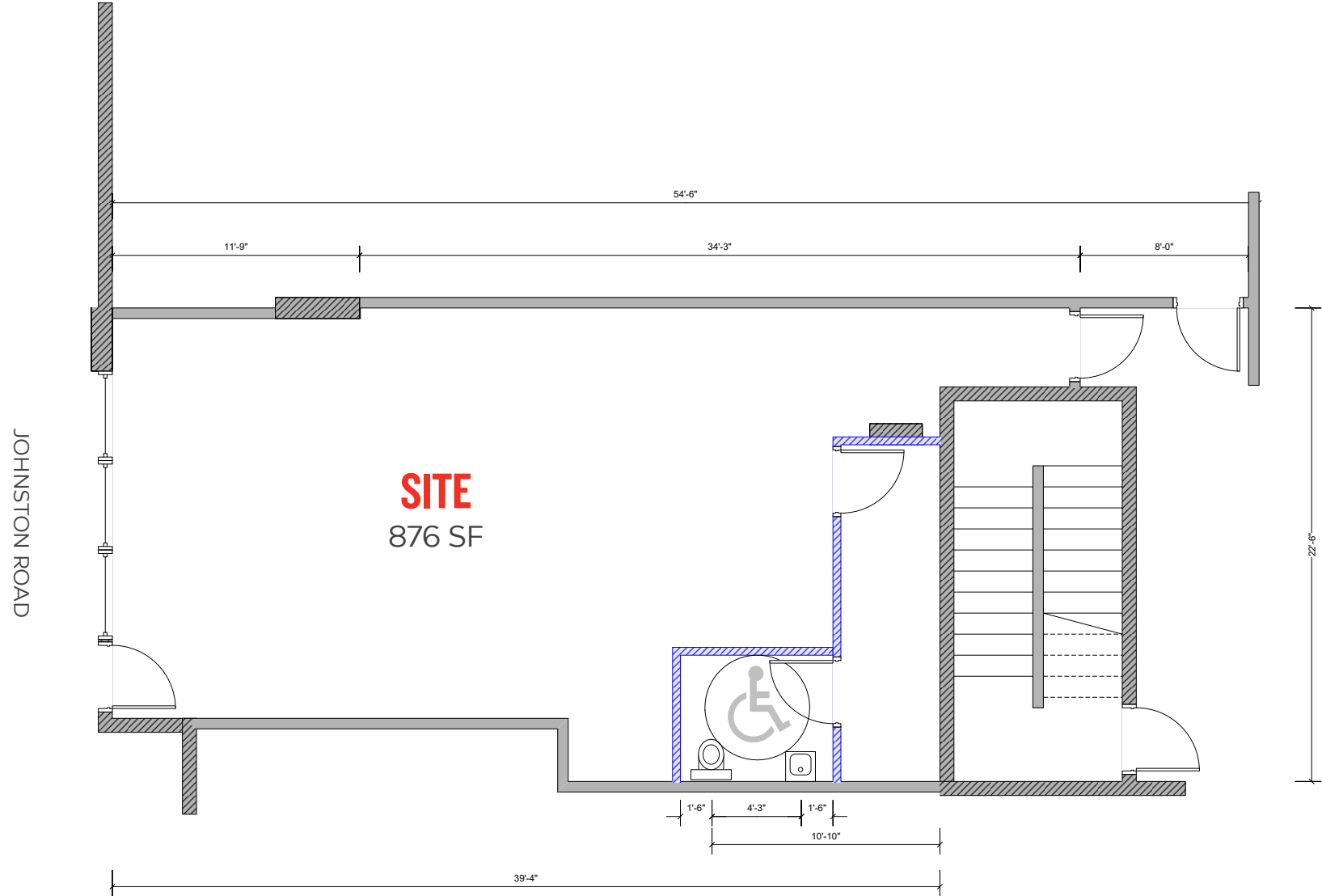
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SITE PLAN



FLOOR PLAN



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PHOTOS

