



FOR LEASE

# TSAWWASSEN COMMONS

#504 - 4949 CANOE PASS WAY, DELTA, BC



**SHELDON SCOTT**  
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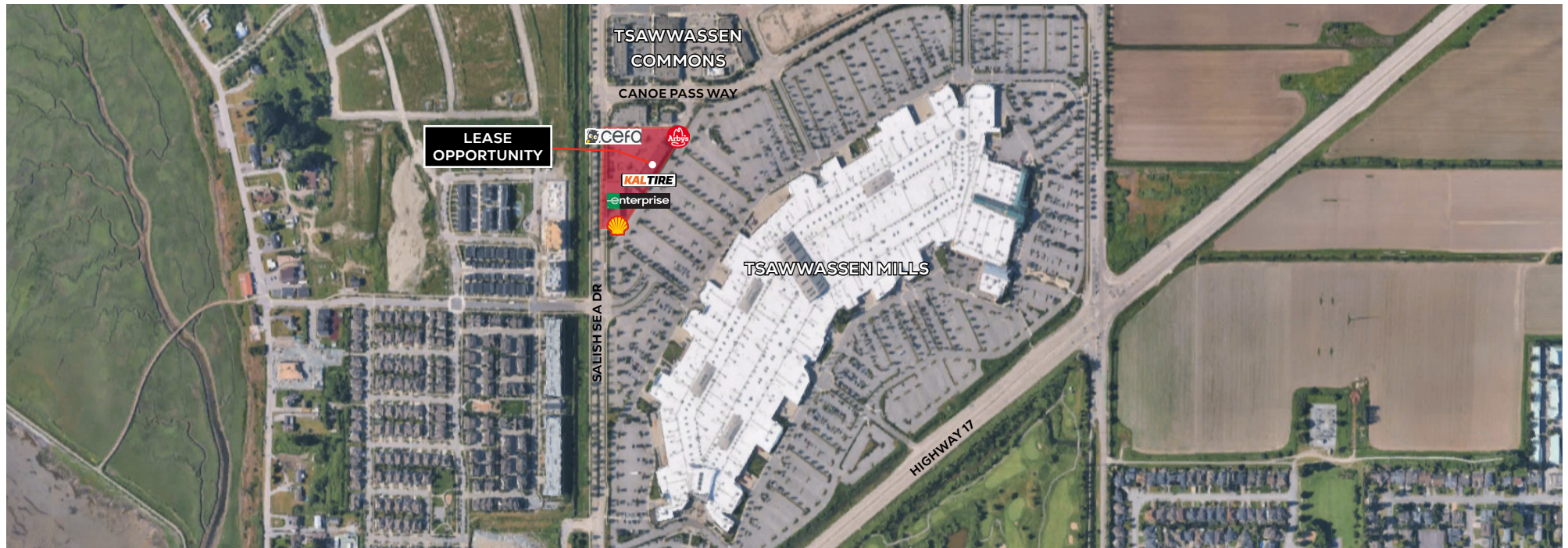
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# PROJECT SUMMARY

Positioned within a growing commercial pocket across from Tsawwassen Commons and Tsawwassen Mills, this opportunity offers a unique presence along one of South Delta's most active retail corridors.

- Across from Tsawwassen Commons (550,000 SF) and adjacent Tsawwassen Mills (1.2M SF regional shopping centre)
- Excellent access to Highway 17 and key arterial routes
- Anchored by CEFA Early Learning, Kaltire, Enterprise Rent-a-Car, and Shell
- Proximity to Amazon's 450,000 SF distribution facility in the nearby business park (Workforce: originally estimated to create 700 full-time jobs.)
- Close to the Tsawwassen Ferry Terminal and DeltaPort, driving significant daytime population
- An abundance of surface parking
- Positioned among a dominant mix of national retailers including Walmart, Rona, Canadian Tire, HomeSense, Dollarama, Staples, Club16, Mark's, and PetSmart
- Surrounded by new residential developments including Tsawwassen Springs, Mosaic, Aquilini, ONNI, and Executive Group
- High visibility within a rapidly expanding retail corridor
- Well serviced by public transit
- Fair market lease rates



# DETAILS

<p>⊕ <u>Address:</u> #504 - 4949 Canoe Pass Way</p>	<p>⊕ <u>Base Rent:</u> Please Contact Listing Agents</p>						
<p>⊕ <u>Area:</u> 1,844 SF</p>	<p>⊕ <u>Additional Rent:</u></p> <table border="0"> <tr> <td>CAM:</td> <td>\$8.51</td> </tr> <tr> <td>Property Taxes:</td> <td>\$6.88</td> </tr> <tr> <td><b>Total:</b></td> <td><b>\$15.39</b></td> </tr> </table>	CAM:	\$8.51	Property Taxes:	\$6.88	<b>Total:</b>	<b>\$15.39</b>
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Property Taxes:	\$6.88						
<b>Total:</b>	<b>\$15.39</b>						
<p>⊕ <u>Commercial Parking:</u> 127 Stalls</p>	<p>⊕ <u>Management Fee:</u> 5% of Minimum Rent</p>						

# CO-TENANTS



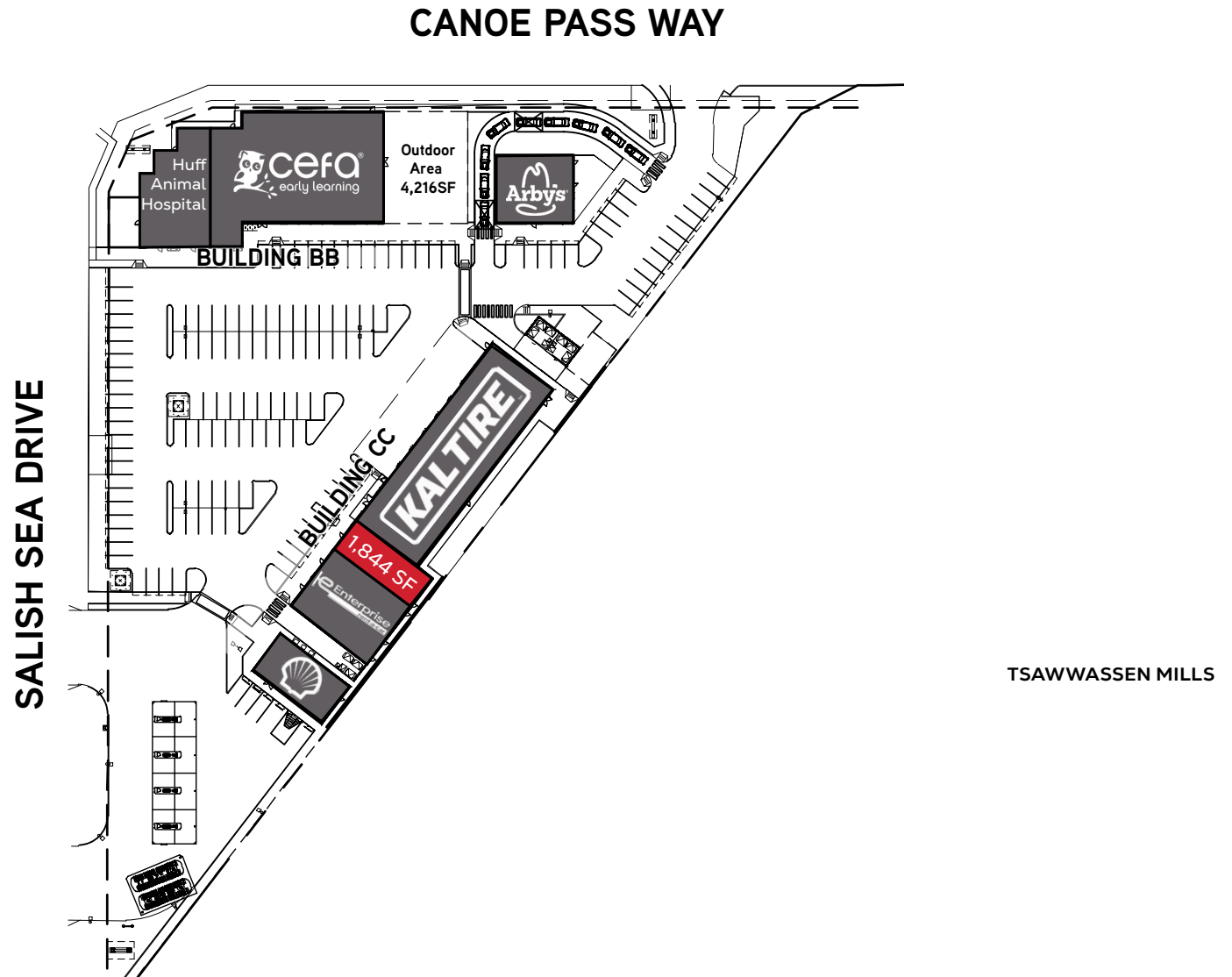
# DEMOGRAPHICS

Drive Time	5 MIN	10 MIN	15 MIN
2025 Population	9,752	49,582	57,329
2030 Populations Projections	10,578	51,423	60,265
2025 Average HH Income	\$143,398	\$162,411	\$167,146
2030 Average HH Income Projections	\$165,139	\$187,562	\$193,488

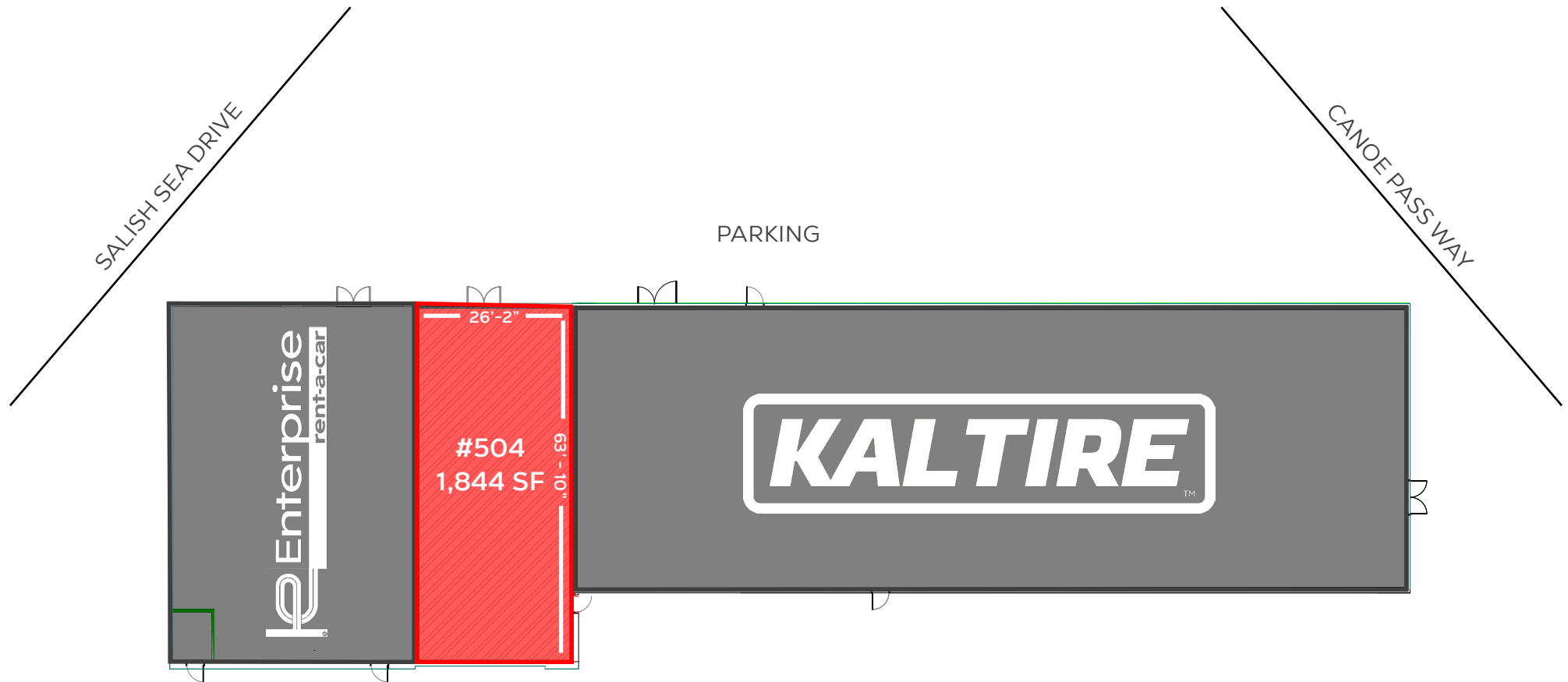
# CONTACTS

<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



# SITE PLAN - UNIT 504



# PHOTOS



# AERIAL

