



FOR SALE - HIGH-EXPOSURE, FULLY LEASED RETAIL
INVESTMENT IN THE HEART OF WHISTLER VILLAGE

4211 VILLAGE SQUARE

WHISTLER, BC



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OPPORTUNITY OVERVIEW

4211 Village Square (the “Property”) is a strata retail unit prominently located within Village Square, one of the highest-profile and most heavily trafficked locations in Whistler Village, the vibrant pedestrian core of North America’s largest ski resort. Positioned directly along the Village Stroll and surrounded by world-class retail and dining, the Property benefits from exceptional year-round traffic generated by Whistler’s local community and international tourism, all while being steps from Whistler Blackcomb’s ski lifts, bike park, and major resort attractions.

The offering comprises one legal strata parcel totaling approximately 4,073 SF of rentable area, with approximately 65 feet of frontage onto Village Square. The Property is fully leased to the British Columbia Liquor Distribution Branch (“BCLDB”).

INVESTMENT HIGHLIGHTS



RARE WHISTLER TROPHY RETAIL INVESTMENT

Scarce opportunity to acquire a retail asset of scale in the tightly held Whistler Village core. Assets of this scale and prominence are rarely brought to market.



EXCEPTIONAL TENANT COVENANT PROVIDING STABLE CASH FLOW

Provincial government tenant providing approximately 31 years of stable/reliable cash flow.



REAR DOCK LOADING & ADJACENT PARKING

One of the few retail opportunities in Whistler Village to offer dock loading and adjacent parking all while maintaining prominent frontage and high exposure along the Village Stroll.



LIMITED SUPPLY OF RETAIL AND HIGH TENANT DEMAND

Limited supply of retail space on Whistler’s Village Stroll with significant barriers to entry coupled with strong tenant demand is putting significant upward pressure on retail lease rates.



WORLD-CLASS, YEAR-ROUND ECONOMY

Whistler attracts more than 3 million visitors annually, with consistent visitation throughout all four seasons. Combined with capacity for approximately 30,000 overnight visitors, the destination generates a deep and recurring consumer base that supports strong retail demand and the long-term fundamentals of Village commercial real estate.

LOCATION & RETAIL MARKET OVERVIEW

The Property is located in the center of Whistler’s Village Stroll, which supports more than 200 shops, restaurants, and services, ranging from globally recognizable brands such as Lululemon, Arc’teryx, and Patagonia to successful independent operators that reflect Whistler’s unique alpine character. Retail demand is further strengthened by Whistler’s capacity for 30,000 overnight visitors, with over 150 hotels and various facilities, creating a built-in customer base for local businesses. As a result, Whistler Village’s retail core is one of the most resilient and highly sought-after resort markets in North America, characterized by strong tenant demand, premium rental rates, and long-term appreciation potential.



The map shows the Whistler Village Centre area, including the Whistler Conference Centre (Site 24) and various numbered locations for restaurants, hotels, and retail stores. The map is color-coded to show different types of businesses: red for restaurants/coffee, blue for hotels/lodges, and green for retail. The map also shows major roads like Highway 99 and Village Gate Blvd, and landmarks like the Whistler Golf Club and Peace Park.

VILLAGE CENTRE

SITE

LEGEND

RESTAURANTS/COFFEE

- 1 Wild Blue
- 2 Araxi
- 3 Bar Oso
- 4 Earls
- 5 21 Steps
- 6 The Keg
- 7 Trattoria
- 8 Il Caminetto
- 9 The Longhorn
- 10 Barefoot Bistro
- 11 Starbucks

HOTELS/LODGES

- 12 Executive & Mountainside Lodge
- 13 Crystal Lodge
- 14 Sundial
- 15 Pan Pacific
- 16 Listel Hotel
- 17 Hilton
- 18 Westin
- 19 Aava Hotel

RETAIL

- 20 Shoppers
- 21 Aritzia
- 22 Helly Hansen
- 23 Rexall
- 24 The Whistler Grocery Store
- 25 BC Liquor
- 26 Arc'teryx
- 27 Lululemon

WHISTLER LOCAL POPULATION	ANNUAL VISITATION	RESORT CAPACITY
17,811 + Over 400 Businesses	3.4 Million (Approx. 47% Winter / 53% Summer)	35,000 Overnight Visitors Daily Population 35,000 – 70,000 During Peak Times

SALIENT FACTS

Municipal Address	SL 2, 4211 Sunshine Place, Whistler, BC
Legal Address	STRATA LOT 2, DISTRICT LOT 1902 PLAN VR.790, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1
PID	005-933-650
Rentable Area	4,073 SF
Year Built	1981
Zoning	CC-1 (Commercial Core 1)
Tenancy	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA, as represented by the General Manager of the Liquor Distribution Branch (dba “BCLiquor”)
Occupancy	Fully Leased
Data Room	A data room will be available to prospective investors that have executed the vendor’s confidentiality agreement (CA). To request a copy of the CA, please contact the Listing Agents.



TENANT PROFILE - BC LIQUOR DISTRIBUTION BRANCH

The BC Liquor Distribution Branch (“BCLDB”) is a branch of the Government of British Columbia responsible for the wholesale distribution and retail sale of beverage alcohol and non-medical cannabis throughout the province.

The BCLDB operates an extensive retail network comprising 198 BCLIQUOR stores and 39 BC Cannabis Stores, for a total of 237 locations across British Columbia, making it one of the province’s largest retail chain operators.

As a provincial government entity with a substantial and established retail presence throughout British Columbia, the BCLDB represents a strong institutional tenant covenant with the security of a government-backed tenancy.

With 31 years of continuous occupancy at this location, the BCLDB is an established retail staple with consistent year-round traffic.



AREA ATTRIBUTES



Located steps away from Whistler’s Gateway Loop serving as the main hub for local taxis, regional shuttles and buses



Walking Distance to Whistler/Blackcomb Gondolas/Ski Base

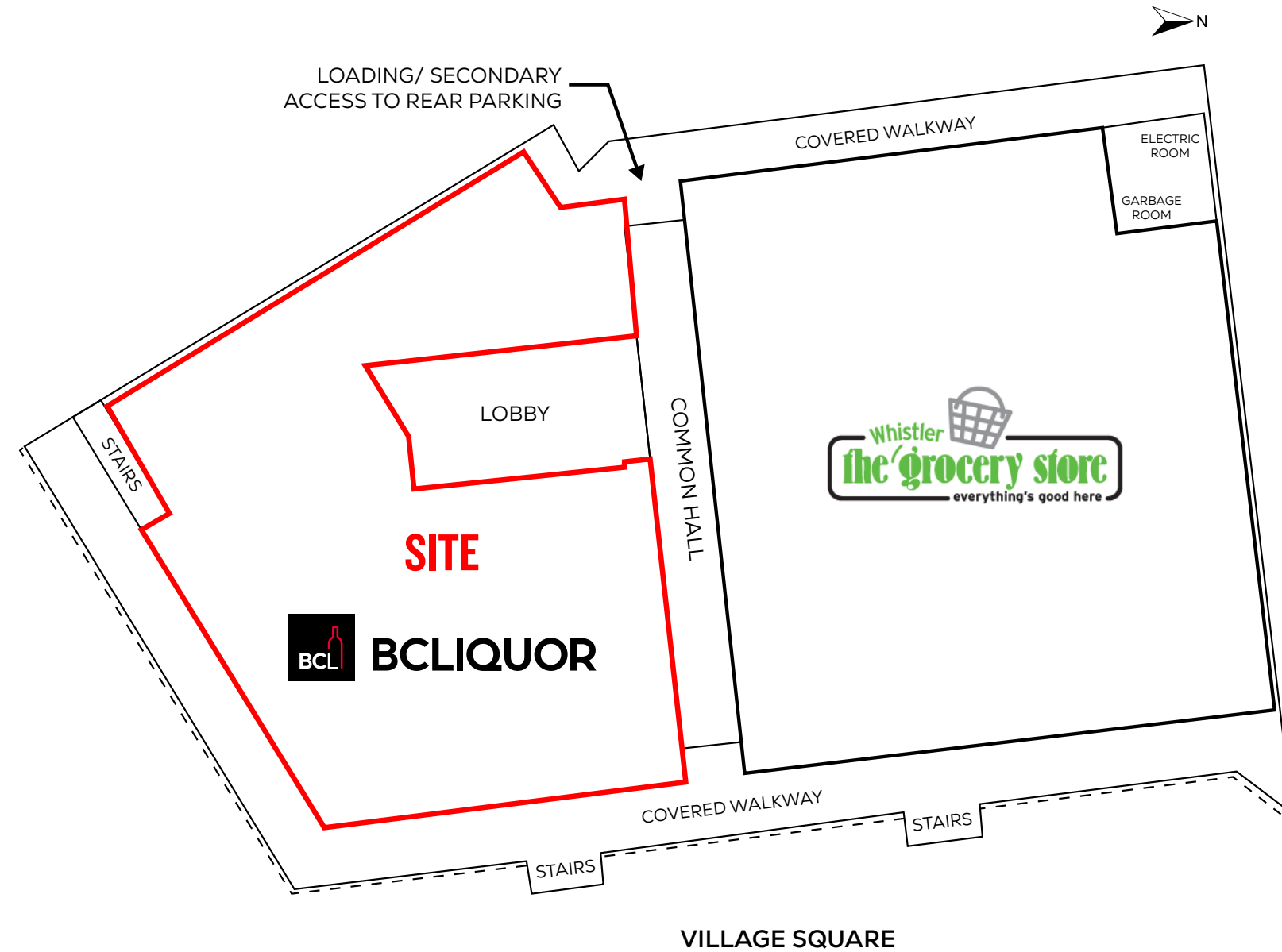


Strong co-tenancy on the Whistler Village Stroll with The Whistler Grocery Store, Rexall, Arc’teryx, Lululemon, Aritzia and many other prominent national and international retailers located within close proximity



Ample parking accessible to subject property via various public parking lots

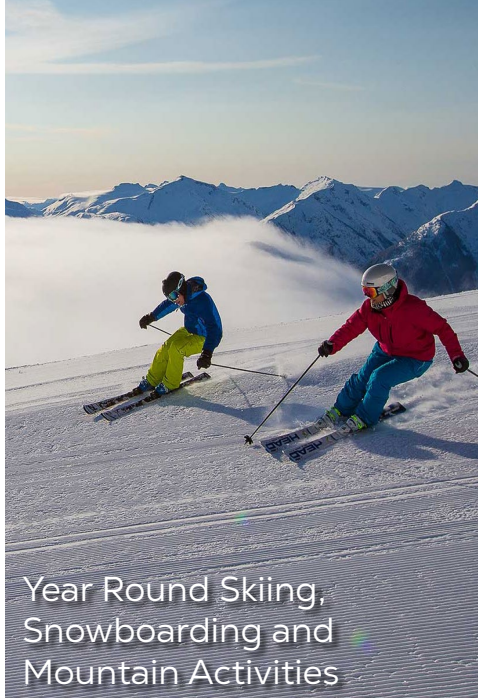
STRATA PLAN



PHOTOS



WHISTLER YEAR-ROUND & CULTURE EVENTS



4211 VILLAGE SQUARE
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