SITINGS



FOR LEASE | SOUTH DELTA'S NEW VIBRANT VILLAGE

THE MARKET DISTRICT AT SOUTHLANDS

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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

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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 Market Avenue, East Lane and Red Barn Boulevard
- Established businesses, including Four Winds Beach House & Brewery and L'Aromas Coffee
- Opportunities for cross-promotion and collaboration with neighbouring businesses and residents
- Prominent storefront exposure for maximum visibility
- Bustling trade area that boasts household incomes in excess of $165,000



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SOUTHLANDS



AVAILABLE

1. Market Commons – FOR LEASE

Residential Units:	66 Condo Units
Commercial Space:	5,296 SF
Anticipated Completion Date:	September 2028

COMPLETED

2. Highstreet Flats

Residential Units:	19 Condo Units
Commercial Space:	1,438 SF
Commercial Occupancy:	Terra Studio + Matcha House Opening Sept 2026 (est.)
Completion Date:	2024

3. 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

4. Granary

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

5. District Flats

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

FUTURE PHASES*

6. Bellweather

Residential Units:	30 townhomes
Commercial Space:	9,800 SF
Completion Date:	2029

7. South Market Towns

Residential Units:	70 townhomes, 21 single family homes
Commercial Space:	1,900 SF
Anticipated Completion Date:	Early 2029

8. Phase B3

Commercial Space:	15,000 SF
Anticipated Completion Date:	2032

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

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DETAILS

MARKET COMMONS

- CRU Availability:

CRU 1	1,190 SF
CRU 2	733 SF
CRU 3	1,049 SF
CRU 4	2,324 SF

*Units can be combined

- Base Rent: Please Contact Listing Agent
- Additional Rent: $18.54 (est. 2026)
  *estimate excludes utilities and taxes
- Completion: September 2028 (est.)

RETAILERS AT SOUTHLANDS

FOUR WINDS BREWING CO.

the HUB ESTABLISHED 2020 REFILLERY

l'aromas coffee & bakehouse

COOKIE'S ICE CREAM

TERRA

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 $165,000 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.

DRIVE TIME	5 MIN	7 MIN	12 MIN
2025 Population	6,969	19,163	30,919
2030 Populations Projection	7,256	19,695	32,205
2025 Average HH Income	$165,067	$164,759	$171,516
2030 Average HH Income Projections	$189,290	$189,212	$196,733

CONTACT

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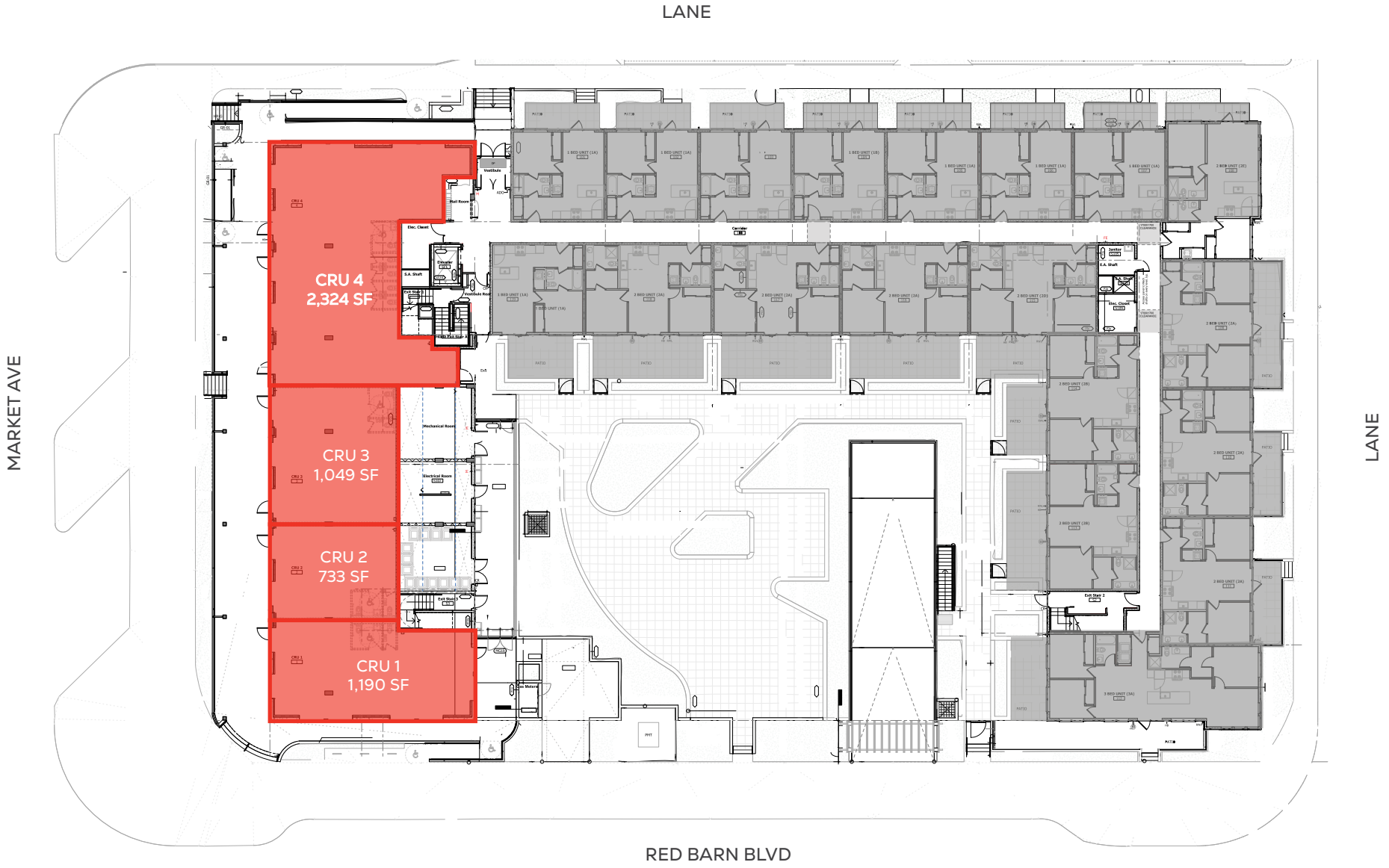
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MARKET COMMONS - FLOOR PLAN



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PHOTO GALLERY OF SOUTHLANDS



Discovery Centre, Presales Centre


The Grange, Office


District Flats, Mixed-use



The Hub at District Flats


Red Barn, Public Gathering Building



Four Winds Beach House & Brewery

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