SITINGS



901 & 907 TRANS-CANADA HWY FRONTAGE RD

Sicamous, BC

LEASING BROCHURE

BRANDON SIBAL
Vice President
Personal Real Estate Corporation
604.628.2582
brandon@sitings.ca

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

PROJECT SUMMARY

Situated in the Columbia-Shuswap region of British Columbia, Sicamous is a popular year-round tourist destination. The market serves as a vital midpoint connecting Salmon Arm and Vernon through to Revelstoke. Beyond tourism, non-discretionary industries like forestry, agriculture and transportation play integral roles in driving the local economy.

Anchored by Dairy Queen, the project is strategically positioned along Highway 1 with great highway visibility and is located next to Chevron and A&W on the adjacent site creating a unique and desirable synergy among the cotenancy. This prime location is perfectly designed for food users with ample power and HVAC existing within the units.

- Average Household Income: $110,092
- Over 225 ft of linear frontage to Highway 1
- All turns access leading into site directly from highway
- 6 Tesla superchargers now available on site



1,155 SF END CAP AVAILABLE FOR LEASE

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DETAILS

- Size: 1,155 SF
- Available: Immediately
- Base Rent: Contact Listing Agent
- Commercial Parking: 40 Parking Stalls, including 6 Tesla Superchargers
- Additional Rent: $10.00 PSF (est.)
- Frontage: Over 225 ft of Frontage facing Highway 1

AREA TENANTS

Tim Hortons, 7-ELEVEN, A&W, fruit world, SUBWAY, G&G kitchen and tap

DEMOGRAPHICS

Drive Time	5 MIN	10 MIN
2025 Population	2,745	3,392
2030 Population Projections	2,990	3,720
2025 Average HH Income	$110,092	$109,997
2030 Average HH Income Projections	$126,837	$127,145

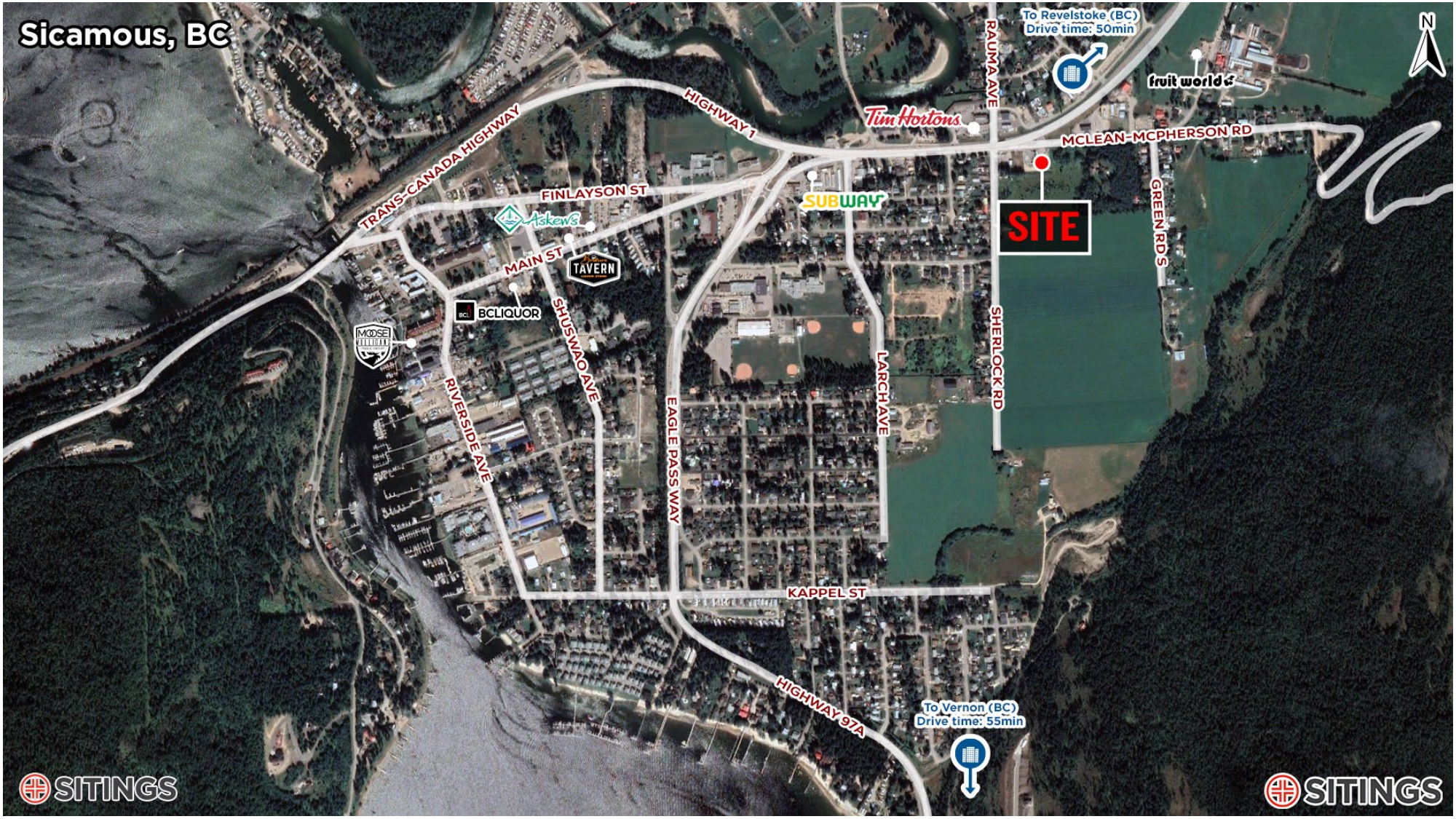
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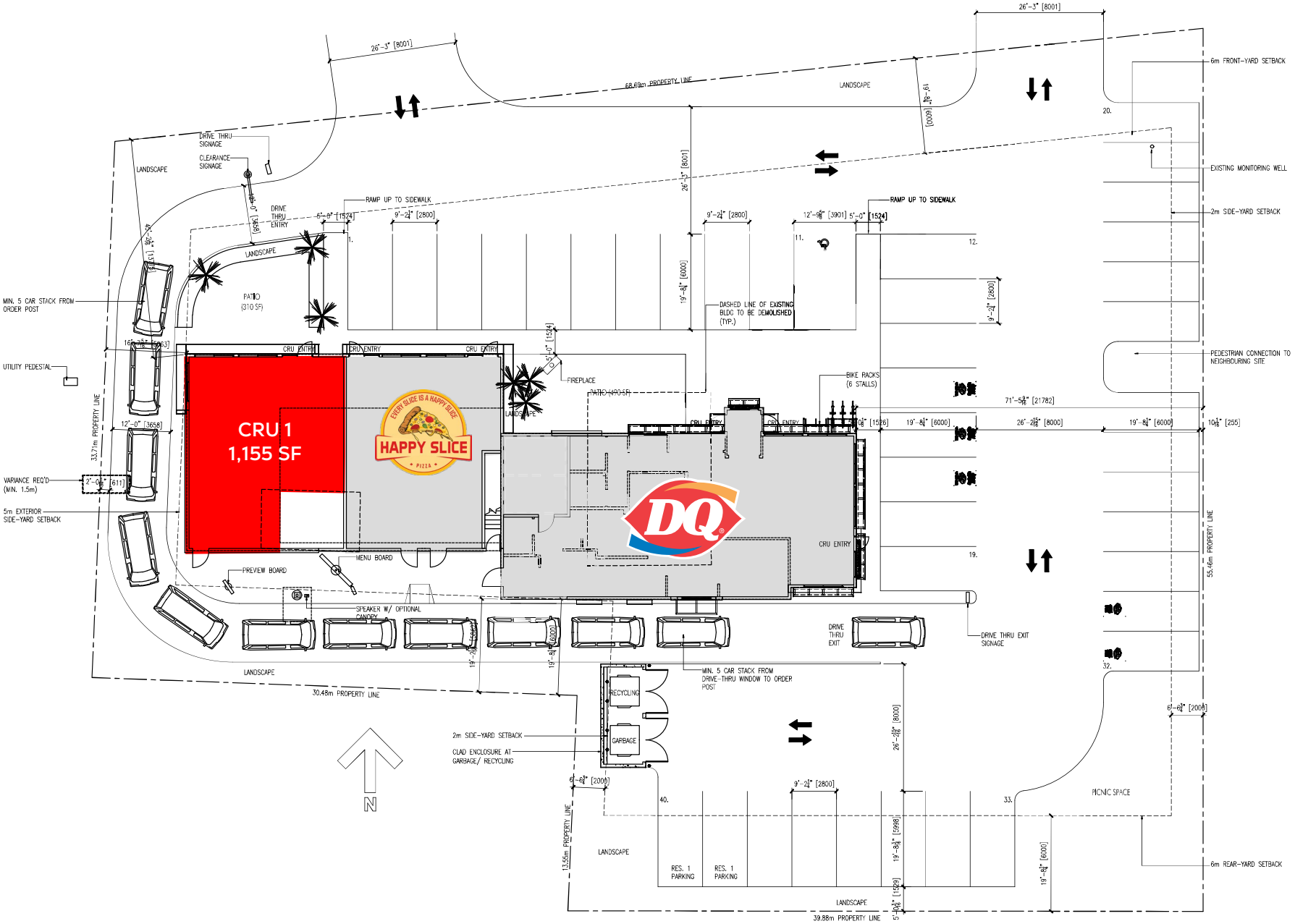
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AERIAL



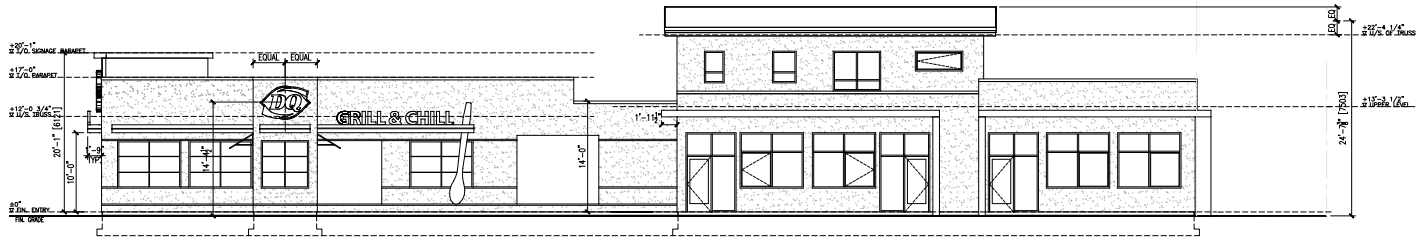
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SITE PLAN

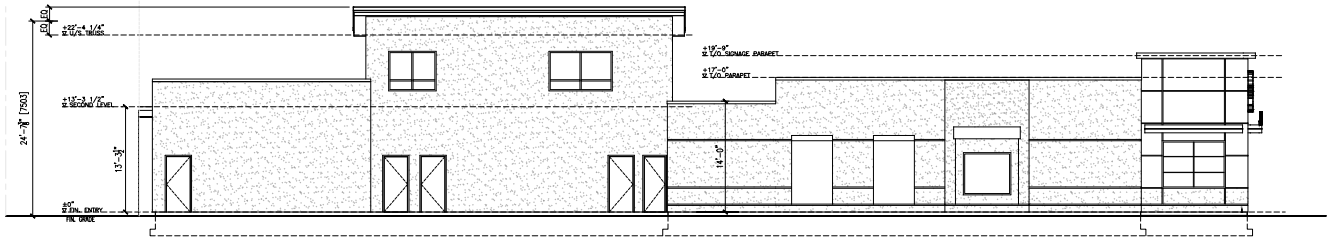


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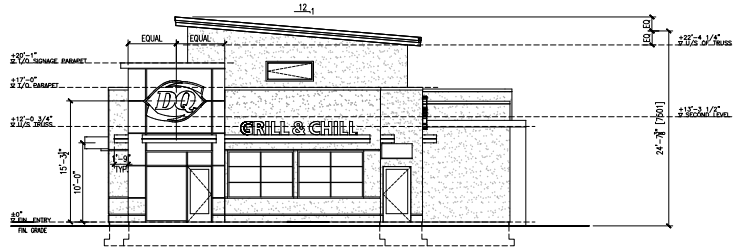
ELEVATION PLAN



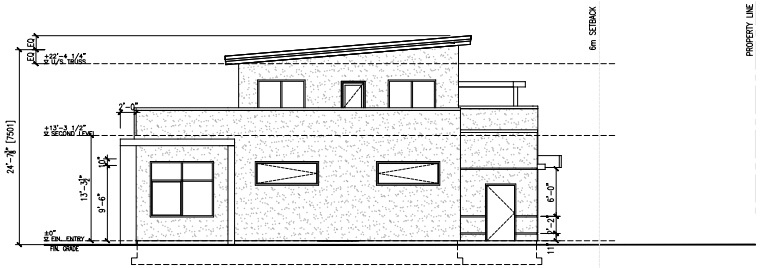
1 NORTH ELEVATION
1/8"=1'-0"



2 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



4 WEST ELEVATION
1/8"=1'-0"

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