



**CUSHMAN &
WAKEFIELD**

FOR LEASE
9568 BURNS DRIVE
DELTA, BC

Drive Thru and Inline Retail Premises
1,000 sf - 7,234 sf Available



Tim Hortons



HIGHWAY 99

BURNS DRIVE

96TH STREET

**LADNER TRUNK ROAD
(56TH AVENUE)**

SUBJECT PROPERTY



Alastair Fergusson
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9568 BURNS DRIVE

DELTA, BC

LOCATION

Situated on the southwest corner of Burns Drive and 96th Street the subject property is directly adjacent to the Highway 99 and Ladner Trunk Road (56th Avenue) interchange. With traffic volumes of 44,984 and 19,236 on Highway 99 and 56th Avenue respectively, the subject property is ensured significant exposure on a 24/7 basis.

OPPORTUNITY

This busy interchange is arguably one of the most under served interchanges in the area, with only two gas stations, a small Tim Hortons and a White Spot Triple-O's servicing the local and commuter markets.

SITE AREA	67,304 sf
RENTABLE AREA	1,000 - 7,234 sf
LEASE RATE	Contact listing broker for details
PROPERTY TAX & CAM	
AVAILABILITY	Q1 2018
PARKING	±50 stalls
TENANT IMPROVEMENT ALLOWANCE	Negotiable
SIGNAGE	Facia & pylon



TRAFFIC COUNTS

HIGHWAY 99
44,984 VEHICLES DAILY

LADNER TRUNK ROAD
19,236 VEHICLES DAILY



DEMOGRAPHICS

1,013 Estimated Number of Businesses

17,384 Daytime Working Population

19,479 Estimated Daytime Population

Within 5 KMs



AREA TENANTS

Tim Hortons



MAJOR EMPLOYERS

VILLAGE FARMS CANADA
400 EMPLOYEES

HELI-ONE
300 EMPLOYEES

DELTA VIEW HABILITATION CENTRE
100 EMPLOYEES

SUN SELECT PRODUCE INC.
60 EMPLOYEES

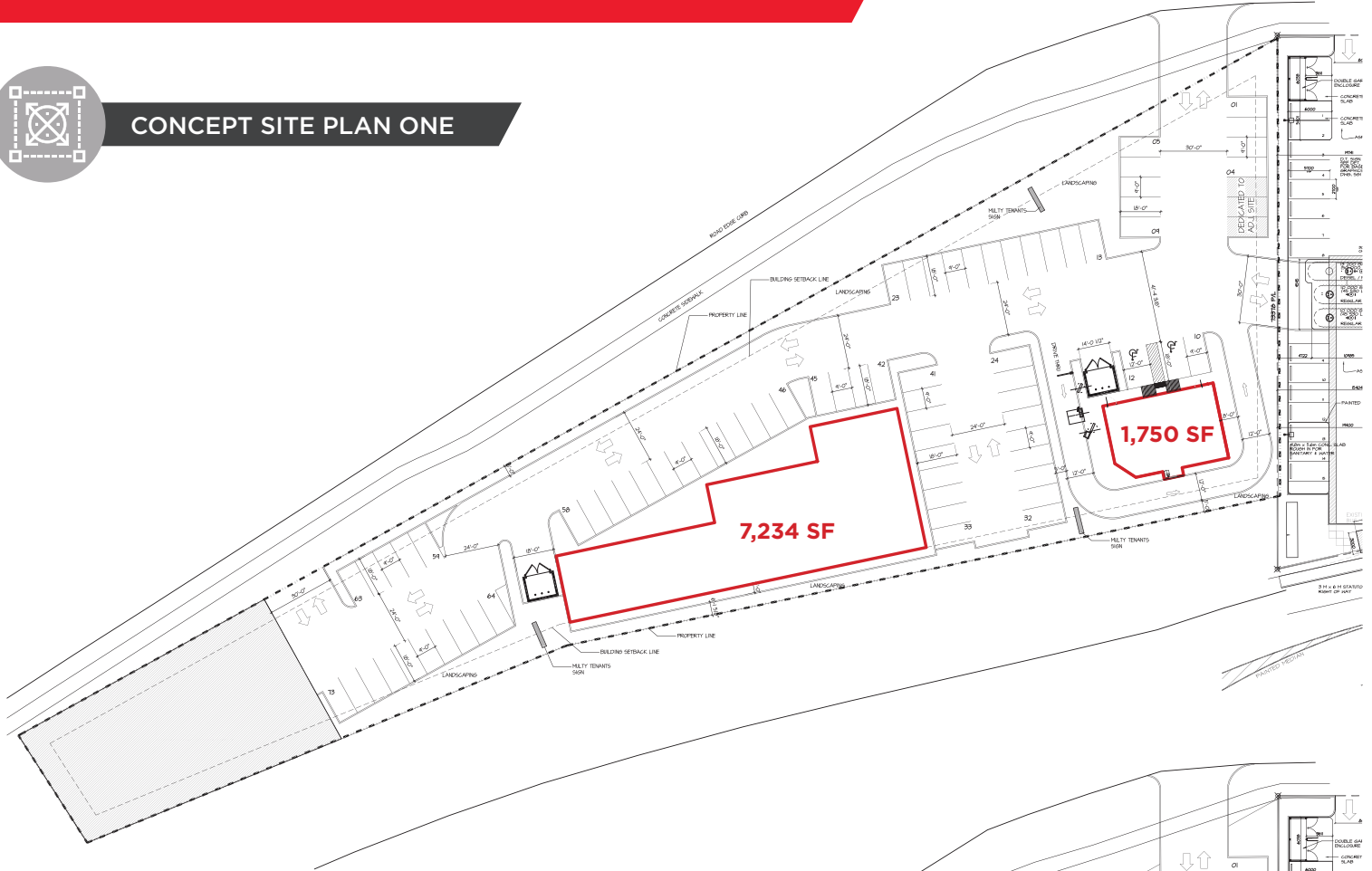
SUNSHINE HILLS ELEMENTARY SCHOOL
53 EMPLOYEES

ESSO
38 EMPLOYEES

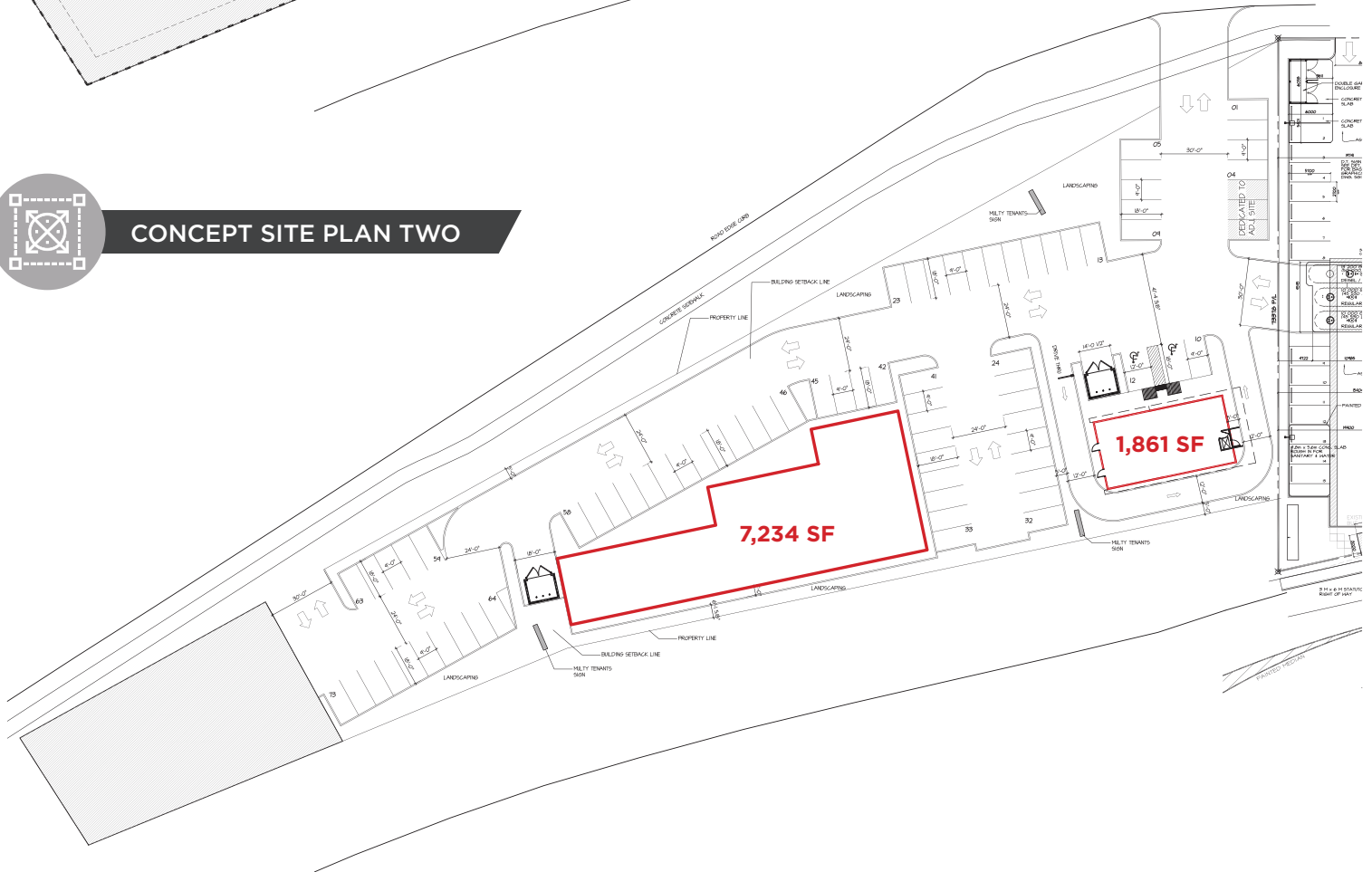
DRIVE THRU AND INLINE RETAIL PREMISES 1,000 SF - 7,234 SF AVAILABLE



CONCEPT SITE PLAN ONE



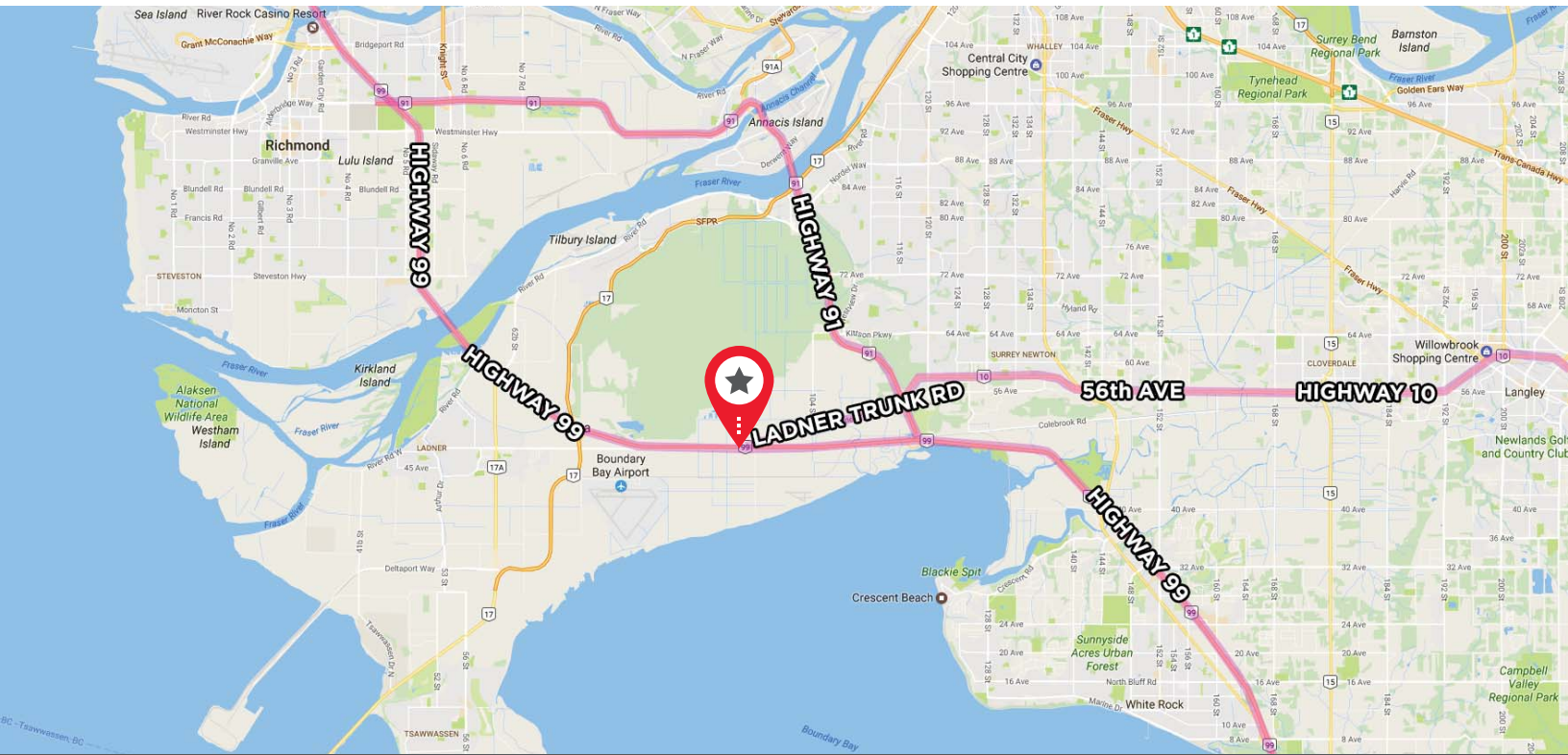
CONCEPT SITE PLAN TWO





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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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