



AFFORDABLE LEASE RATES

C2 ZONING

AVERAGE HOUSEHOLD INCOME \$121,875 // POPULATION GROWTH 13.2%

**HIGH EXPOSURE
MORE THAN 47,083 VEHICLES DAILY**



FRASER HIGHWAY (SOUTHEAST)
+23,179 VEHICLES DAILY (ESTIMATE)



FRASER HIGHWAY (NORTHWEST)
+23,904 VEHICLES DAILY (ESTIMATE)

AREA DEMOGRAPHICS



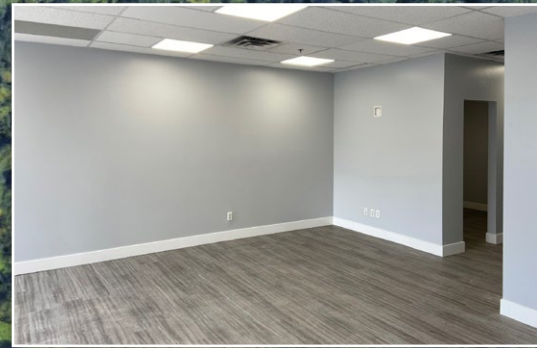
*WITHIN
3 KM*

332	Businesses
7,058	Daytime Working Population
15,796	Total Population
13.2%	Projected Growth (2019 - 2024)
5,553	Households
12.5%	Projected Growth (2019 - 2024)
Ages:	21.0% < 19
	55.1% 20 - 64
	23.9% > 65
	46.1 Median Age
\$121,875	Average Household Income

Eric Walker

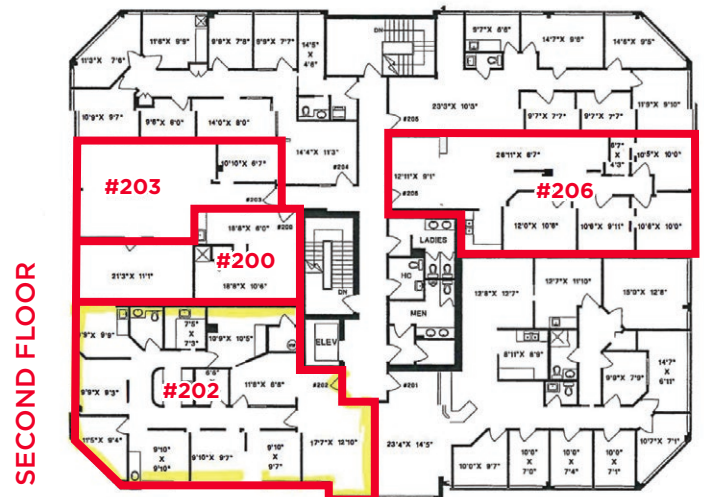
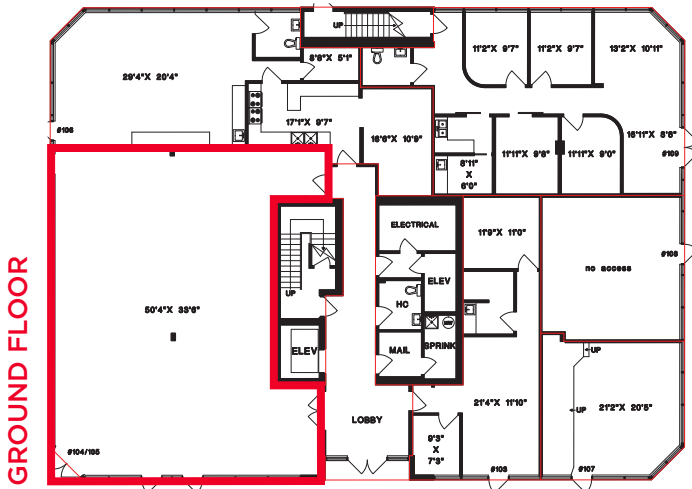
Associate Vice President
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C2 ZONING



UNIT	SIZE (SF)	RENT	ADDITIONAL RENT	GROSS MONTHLY OCCUPANCY COSTS**
104/105*	2,037 sf	\$16.00 psf	\$10.50 psf	\$4,498.38
200	657 sf	\$12.50 psf	\$12.50 psf	\$1,368.75
202	1,823 sf	\$12.50 psf	\$12.50 psf	\$3,797.92
203	677 sf	\$12.50 psf	\$12.50 psf	\$1,410.42
206	1,254 sf	\$12.50 psf	\$12.50 psf	\$2,612.50

*demisable ±1,018 sf | **excluding GST & utilities



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Units 200, 202 and 203 may be combined for 3,157 sf