

WITHIN 1KM

HOUSEHOLD INCOMES SIGNIFICANTLY ABOVE AVERAGE
HIGH RATE OF HOME OWNERSHIP



**ROOFTOP &
SOUTH FACING PATIOS**

ONLY ONE RETAIL UNIT LEFT

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FOR LEASE // RESTAURANT OPPORTUNITY
SUNSTONE VILLAGE
10727 DELSOM CRESCENT, DELTA, BC




SUNSTONE
VILLAGE

THE PROJECT

Sunstone Village, part of the Delsom Estates community, is located in the North Delta (Nordel) area of Delta, BC. North Delta is a vibrant, middle-class suburban community with an estimated population of 52,000.

Delsom Estates, bordered by 82nd Avenue to the south, 108th Street to the east and Nordel way to the northwest, is a 100 acre master-planned, neighbourhood community comprised of eight separate multi-family residential developments with 650- 700 multi-family units, 178 single family homes by Polygon and Morning Star Homes and neighbourhood retail buildings. This landmark master-planned community has attracted an affluent population of residents.

Sunstone Village is ideally situated at the entrance to the Delsom Estates project, at the intersections of Delsom Way, Delsom Crescent, and 84th Avenue. Sunstone Village will consist of 54 units at Sunstone Village Residences, 70 units at Sunstone Village apartments for those aged 55+ and 25-30,000 square feet of excellent retail premises (Retail at Sunstone Village).

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THE NEIGHBOURHOOD

Delsom Estates is a new mixed-use, pedestrian friendly community in North Delta that has become the most sought-after place to live in North Delta. This pocket of North Delta offers retailers access to a very affluent population whom are in the prime years of consumption.

ACCESSIBILITY

Delsom Estates is located just off of the Alex Fraser Bridge and easily accessible via the major traffic arteries of Nordel Way and 84th Avenue. The retail buildings are ideally situated at the entrance to the Delsom Estates project at the intersections of Delsom Way, Delsom Crescent and 84th Avenue.

WITHIN 1 KM

POPULATION

8,942 Total

9,389 Projected Growth (2021)

FINANCIAL / ECONOMIC

\$120,041 Average Household Income

90.6% Owned Dwellings

HOUSEHOLD COMPOSITION

3.3 Average Persons per Family

56.8% Household with Children

ETHNIC COMPOSITION

58.2% Not a visible minority

22.5% South Asian

8.4% Chinese

SHOPS

1. Real Canadian Superstore
2. Save-On-Foods
3. Safeway
4. Tropical Farm Market & Meats
5. Walmart Supercentre
6. Tim Hortons
7. Cravings Coffee

RESTAURANTS

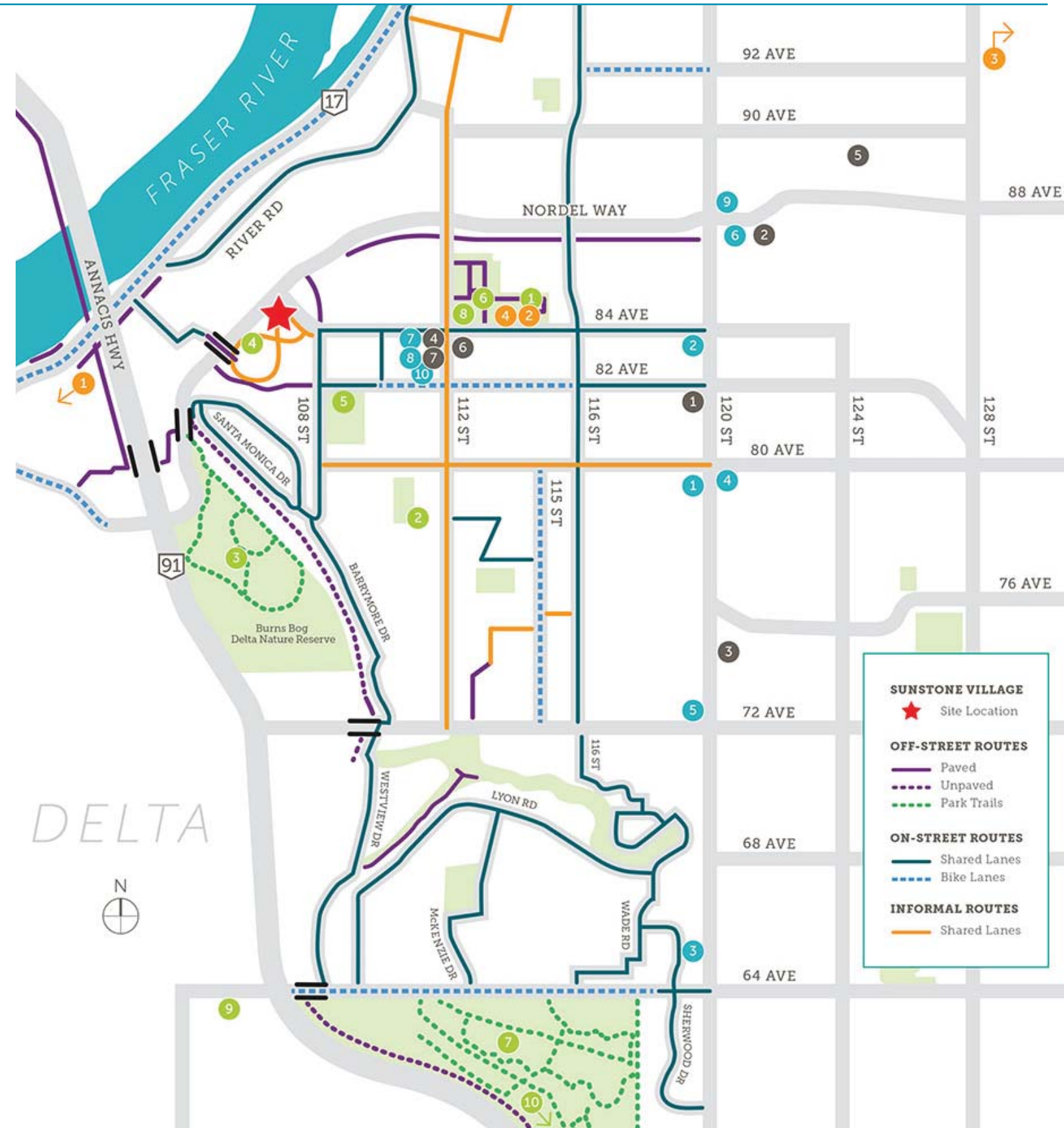
1. Cactus Club Cafe
2. Tasty Indian Bistro
3. Browns Socialhouse
4. Keg Steakhouse & Bar
5. White Spot
6. Boston Pizza
7. Todai Sushi
8. Pho Stanley Restaurant
9. Starbucks
10. Delta Lion Pub

RECREATION

1. North Delta Recreation Centre
2. Sungod Recreation Centre
3. Burns Bog Delta Nature Reserve
4. Sunstone Park
5. Mackie Park
6. Delsom Park
7. Watershed Park
8. George Mackie Library
9. Sunshine Woods Golf Centre & Driving Range
10. Delta Golf Club

SERVICES

1. Delta Hospital
2. Delta Fire Department
3. Surrey Memorial Hospital
4. Police Department & Public Safety Building



DELTA



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THE NEW SUNSTONE VILLAGE DEVELOPMENT

The retail commercial component sits on 5 acres and has frontages to Delsom Crescent and Delsom Way and visual exposure to 84th Ave. It will be a neighbourhood retail concept consisting of several free-standing pad buildings for a total of approximately 25,000 sf. There is convenient on-site surface parking, pleasant landscaping, and a pedestrian friendly setting. This is the only commercial space within the Delsom Estates community.

AVAILABLE SPACE
Building A 4,243 sf

BASIC RATES
\$35 x 5 years and \$38 x 5 years

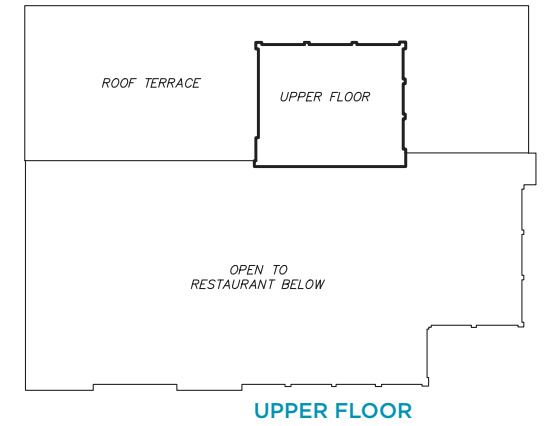
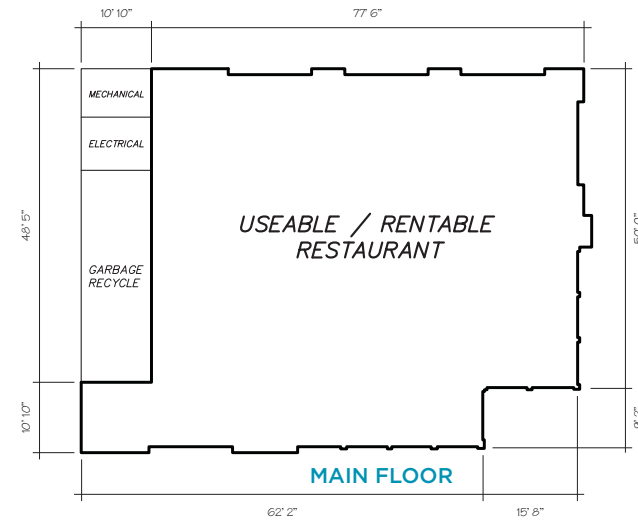
ZONING
CD 348-8, allows for a wide variety of uses, including retail, restaurant, pub, assembly use, and offices.

ADDITIONAL RENT
Estimated at \$13.50 psf

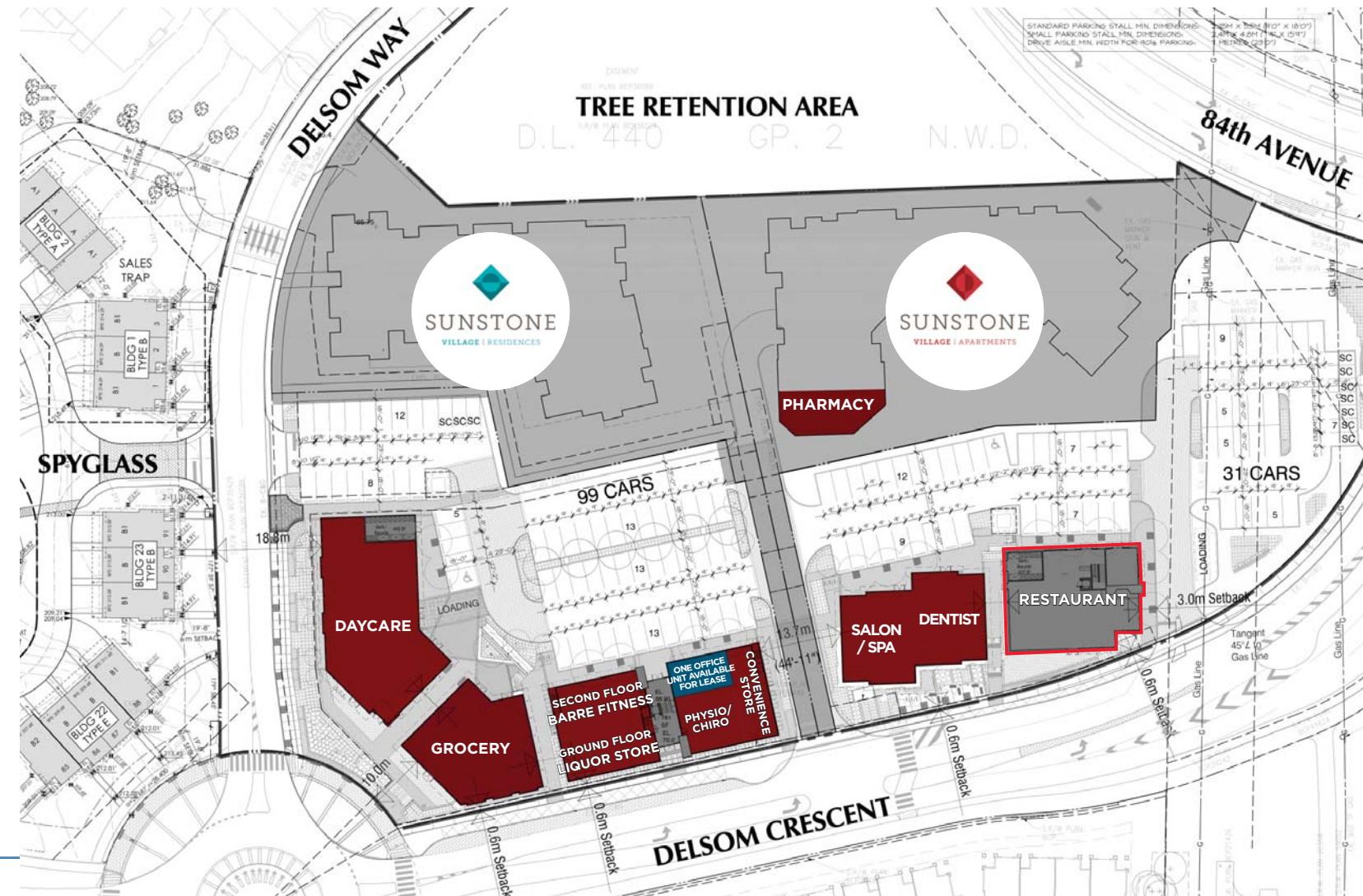
PARKING
129 shared surface parking spots

OCCUPANCY
Available Immediately

FLOOR PLAN - BUILDING A

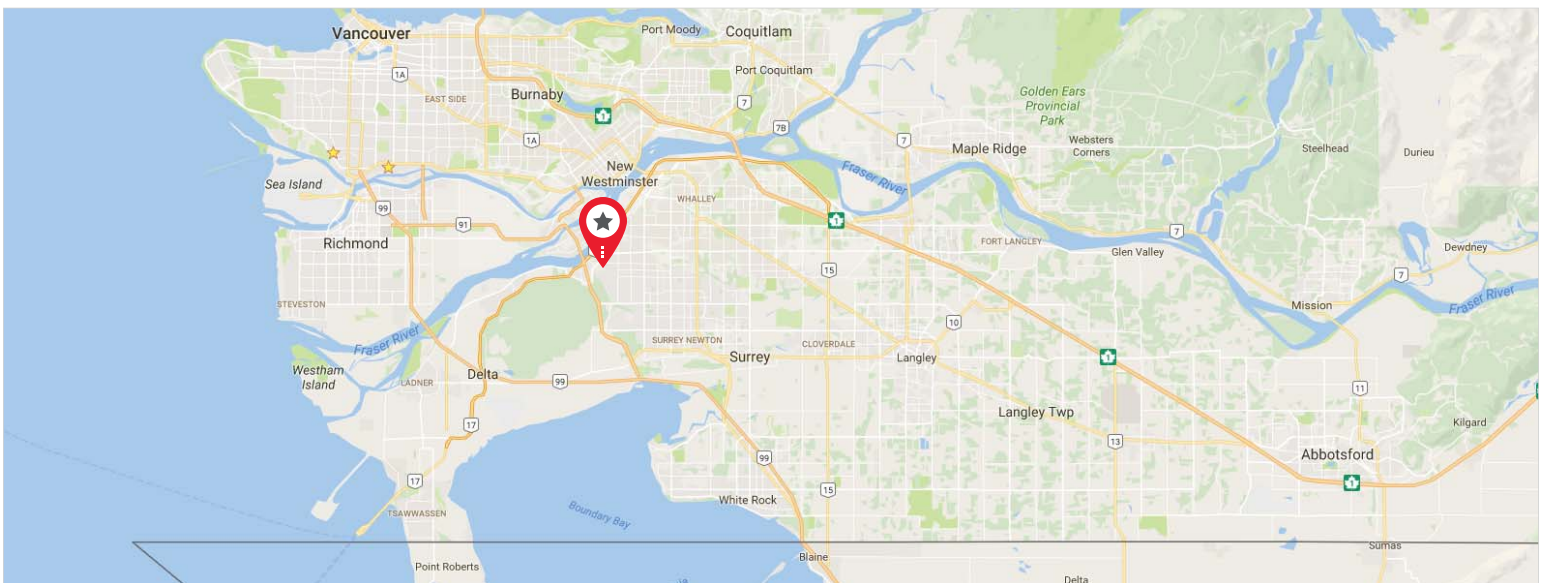


SITE PLAN





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