



**FOR LEASE**

**PRE-LEASING OPPORTUNITIES NOW AVAILABLE**  
**45940 PROMONTORY ROAD**  
**CHILLIWACK, BC**



# ANDMAR

**Grocery & Drug Anchored Sustainable Lifestyle Community**



**Cody Buchamer**  
Associate Vice President  
Commercial Sales and Leasing  
604 608 5999  
cody.buchamer@cushwake.com

**Burton Van Alstine**  
Personal Real Estate Corporation  
Senior Vice President  
604 880 4222  
burton.vanalstine@cushwake.com

### OPPORTUNITY

Anchored by a Pattison operated grocery and pharmacy, Andmar is a phased, mixed-use sustainable lifestyle community, with a total of approximately 65,000 sf of commercial retail space and 204 residential units in Phase 1.

Surrounded by over 38,000 existing residents and an additional 12,000 housing units being developed within a 3km radius, Andmar is the sole remaining retail plaza on Promontory road with two controlled intersections available for commercial lease. The premium exposure retail units provide easy access and ample parking for customers. The plaza is sure to become the primary restaurant & shopping location for the growing, affluent node of Promontory Heights in Chilliwack.

### LOCATION

Sardis/Promontory is a vibrant and scenic neighborhood located in the city of Chilliwack, British Columbia, Canada. The development is located at Promontory & Thomas Road on an approximate 10 acre site. The property features two controlled intersections, providing ease of access to business's in all direction. With its breathtaking landscapes, excellent schools (Vedder Elementary & CW Graham Secondary School) and numerous recreational opportunities, Sardis/ Promontory is a highly sought-after area for residents and visitors alike.

### RETAIL AVAILABILITIES

**Building A - Approximately 30,585 sf**  
Approximately 27,000 sf leased

**Building B - Approximately 15,790 sf**  
Flexible demising options

**Building C - Approximately 12,790 sf**  
Flexible demising options with enclosed patio area for restaurant user

### OCCUPANCY

Building A - Q4 2024

Building B - Q2 2025

Building C - Q2 2025

### LEASE RATES

Contact Listing Brokers for details.

### PARKING

Surface	118 stalls
Underground	411 stalls
<b>Total On-Site Parking</b>	<b>529 stalls</b>



**524**

**NUMBER OF  
BUSINESSES**  
*within 3 km*



**37,820**

**2020 POPULATION  
ESTIMATE**  
*within 3 km*



**1.9%**

**PROJECTED ANNUAL  
GROWTH 2020 - 2025**  
*within 3 km*



**40.9**

**MEDIAN AGE**  
*within 3 km*

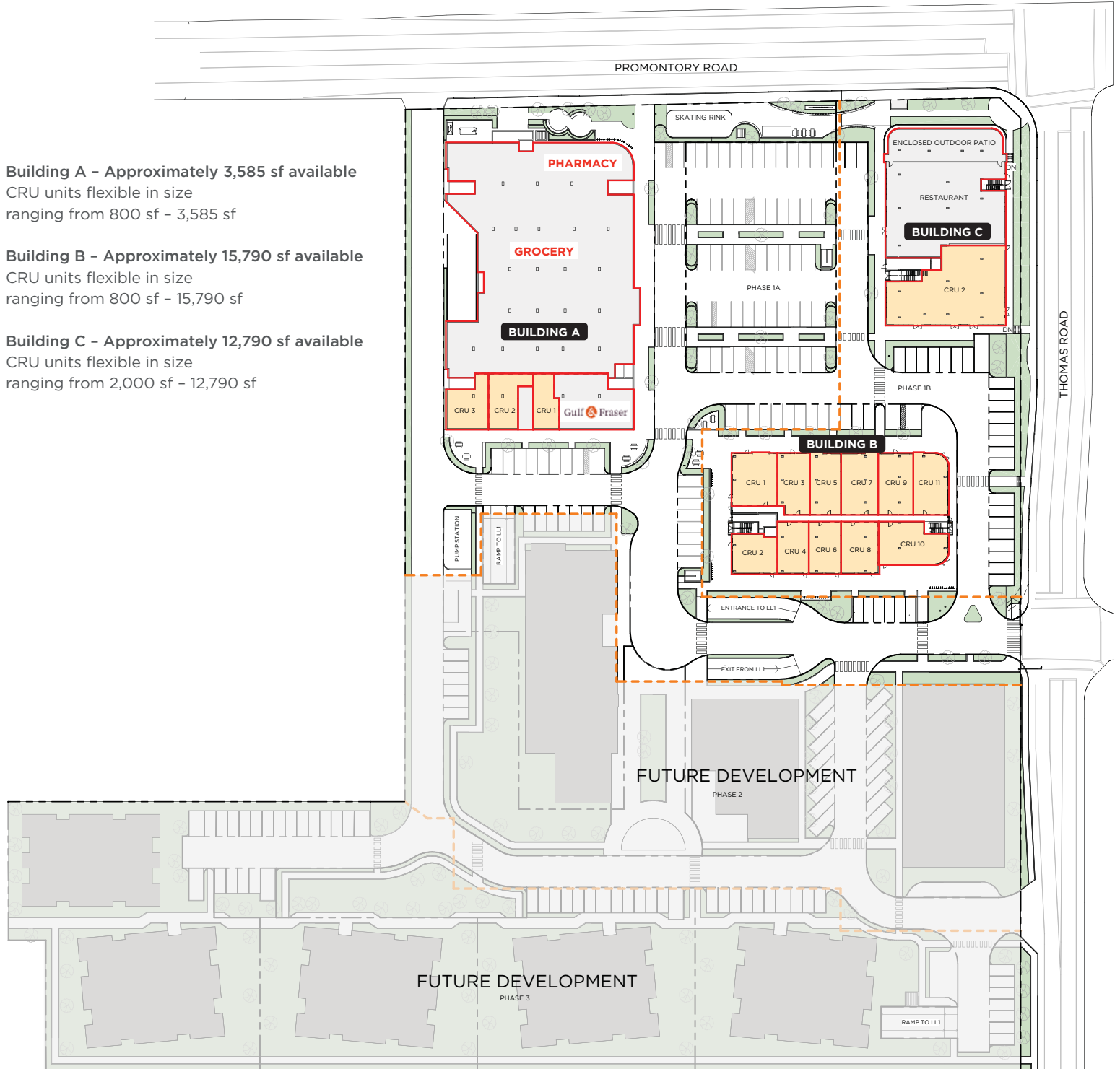


**\$103,059**

**AVERAGE  
HOUSEHOLD INCOME**  
*within 3 km*



# PRE-LEASING OPPORTUNITIES NOW AVAILABLE



**Building A - Approximately 3,585 sf available**  
CRU units flexible in size  
ranging from 800 sf - 3,585 sf

**Building B - Approximately 15,790 sf available**  
CRU units flexible in size  
ranging from 800 sf - 15,790 sf

**Building C - Approximately 12,790 sf available**  
CRU units flexible in size  
ranging from 2,000 sf - 12,790 sf



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**PRE-LEASING OPPORTUNITIES NOW AVAILABLE  
45940 PROMONTORY ROAD  
CHILLIWACK, BC**



**Cody Buchamer**  
Associate Vice President  
Commercial Sales and Leasing  
604 608 5999  
cody.buchamer@cushwake.com

**Burton Van Alstine**  
Personal Real Estate Corporation  
Senior Vice President  
604 880 4222  
burton.vanalstine@cushwake.com

©2023 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.