

FOR LEASE

# TSAWWASSEN SHOPPING CENTRE

1200 - 1288 56<sup>TH</sup> STREET, TSAWWASSEN, BC



COMING SOON



KUMON



GLA - 57,000 SF

236 PARKING STALLS

C1 ZONE: CORE COMMERCIAL



**460**

NUMBER OF  
BUSINESSES  
*within 5 km*



**15,229**

2020 DAYTIME WORKING  
POPULATION ESTIMATE  
*within 5 km*



**51.1**

MEDIAN AGE  
*within 5 km*



**\$149,452**

AVERAGE  
HOUSEHOLD INCOME  
*within 5 km*



**DRIVE TIMES**

*in minutes*

LADNER **12**  
BC FERRIES **12**

## Eric Walker

Associate Vice President  
604 608 5998  
eric.walker@cushwake.com

FOR LEASE

# TSAWWASSEN SHOPPING CENTRE

1200 - 1288 56<sup>TH</sup> STREET, TSAWWASSEN, BC

ATRIUM



## AVAILABLE UNITS

- #1212B 2,294 SF (August 2024)
- #1212D 2,560 SF (August 2024)
- #1218 755 SF (May 2024)
- #1232 1,476 SF
- #1244 3,940 SF
- #1248 2,310 SF (June 2024)

## RENT

Please contact Listing Agent for details

## ADDITIONAL RENT

\$13.44 psf (2023) +5% Property Management on Gross Rent

## PARKING

Approximately 236 surface parking stalls





PROPERTY MANAGED BY:  
<https://ruralstores.ca/>



FOR LEASE

# TSAWWASSEN SHOPPING CENTRE

1200 - 1288 56<sup>TH</sup> STREET, TSAWWASSEN, BC



**Eric Walker**  
Associate Vice President  
604 608 5998  
eric.walker@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.