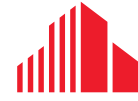


FOR LEASE

SOUTHGATE SHOPPING CENTRE

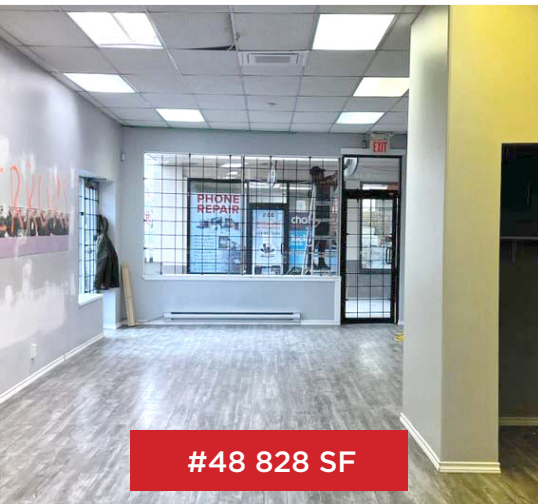
45905 YALE ROAD, CHILLIWACK, BC



CUSHMAN & WAKEFIELD

828 SF up to 2,500 SF

C4 ZONE: SHOPPING CENTRE



#48 828 SF



#44 1,086 SF



#36 2,500 SF



1,592

NUMBER OF
BUSINESSES
within 3 km



19,557

2020 DAYTIME WORKING
POPULATION ESTIMATE
within 3 km



42.6

MEDIAN AGE
within 3 km



\$70,293

AVERAGE
HOUSEHOLD INCOME
within 5 km



DRIVE TIMES

TRANS CANADA HIGHWAY
(HWY 1)
7 MINUTES

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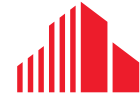
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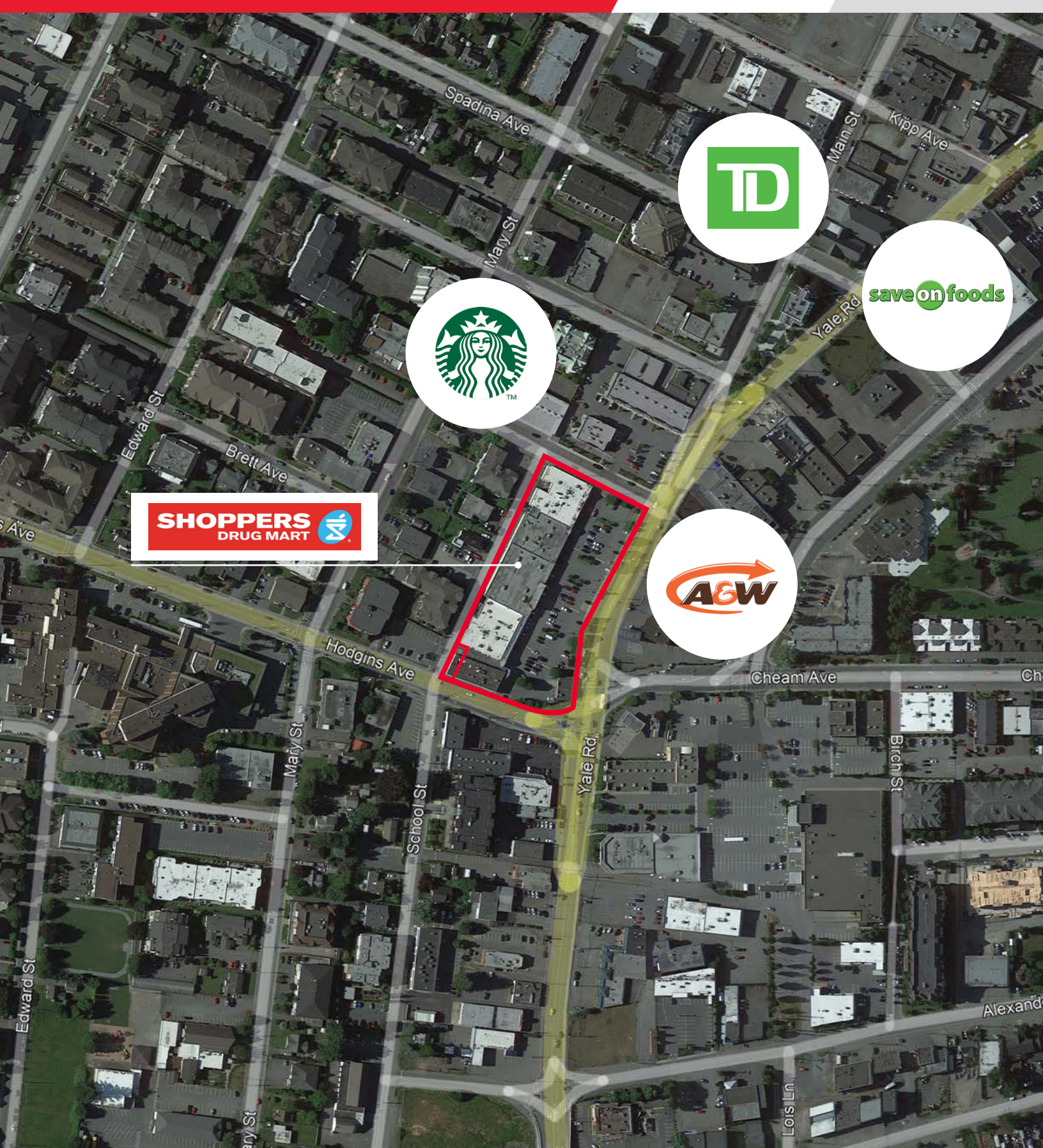
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SOUTHGATE SHOPPING CENTRE

45905 YALE ROAD, CHILLIWACK, BC

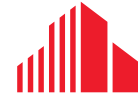


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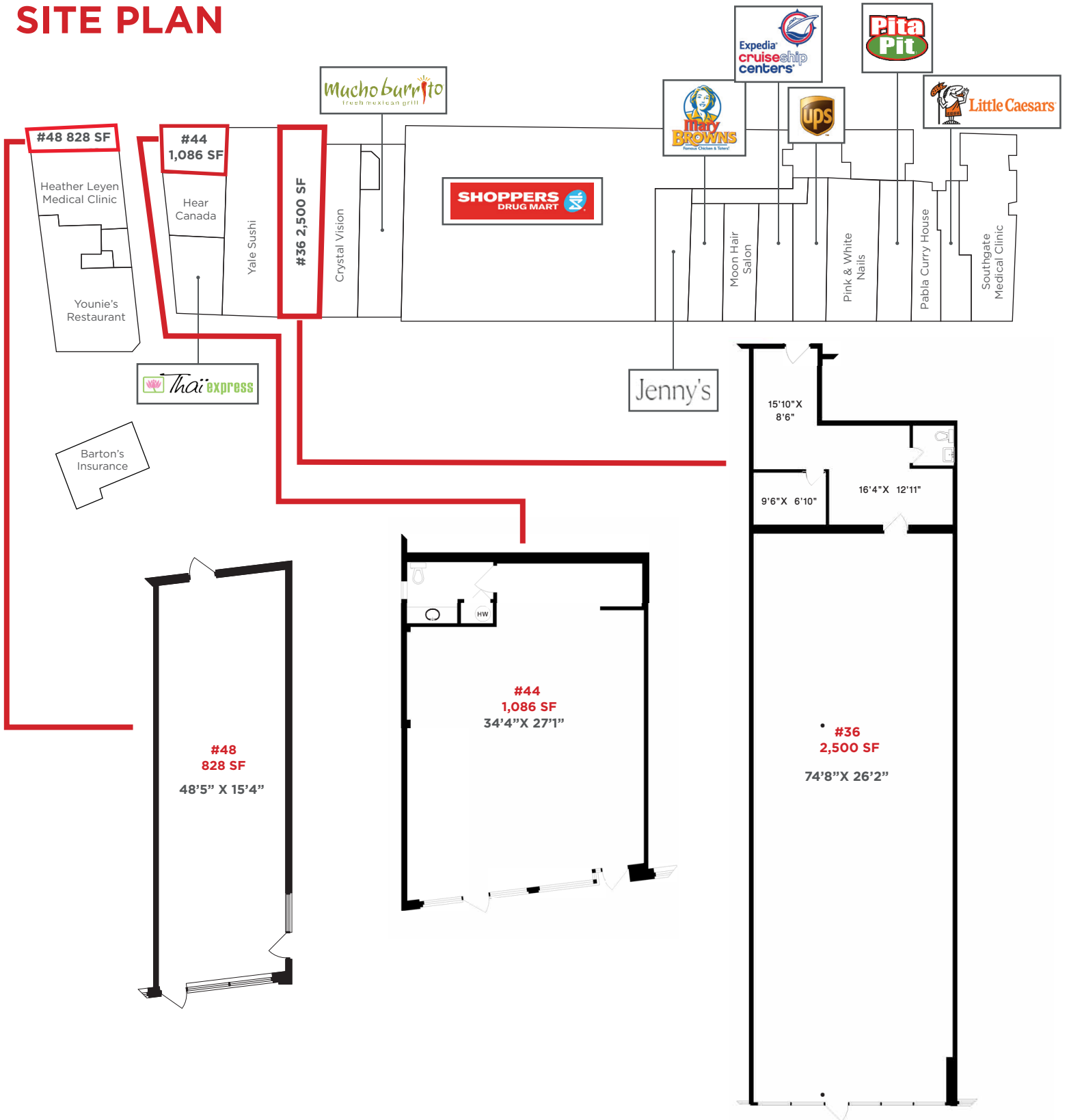
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SOUTHGATE SHOPPING CENTRE
45905 YALE ROAD, CHILLIWACK, BC



CUSHMAN & WAKEFIELD

SITE PLAN



FOR LEASE

SOUTHGATE SHOPPING CENTRE 45905 YALE ROAD, CHILLIWACK, BC



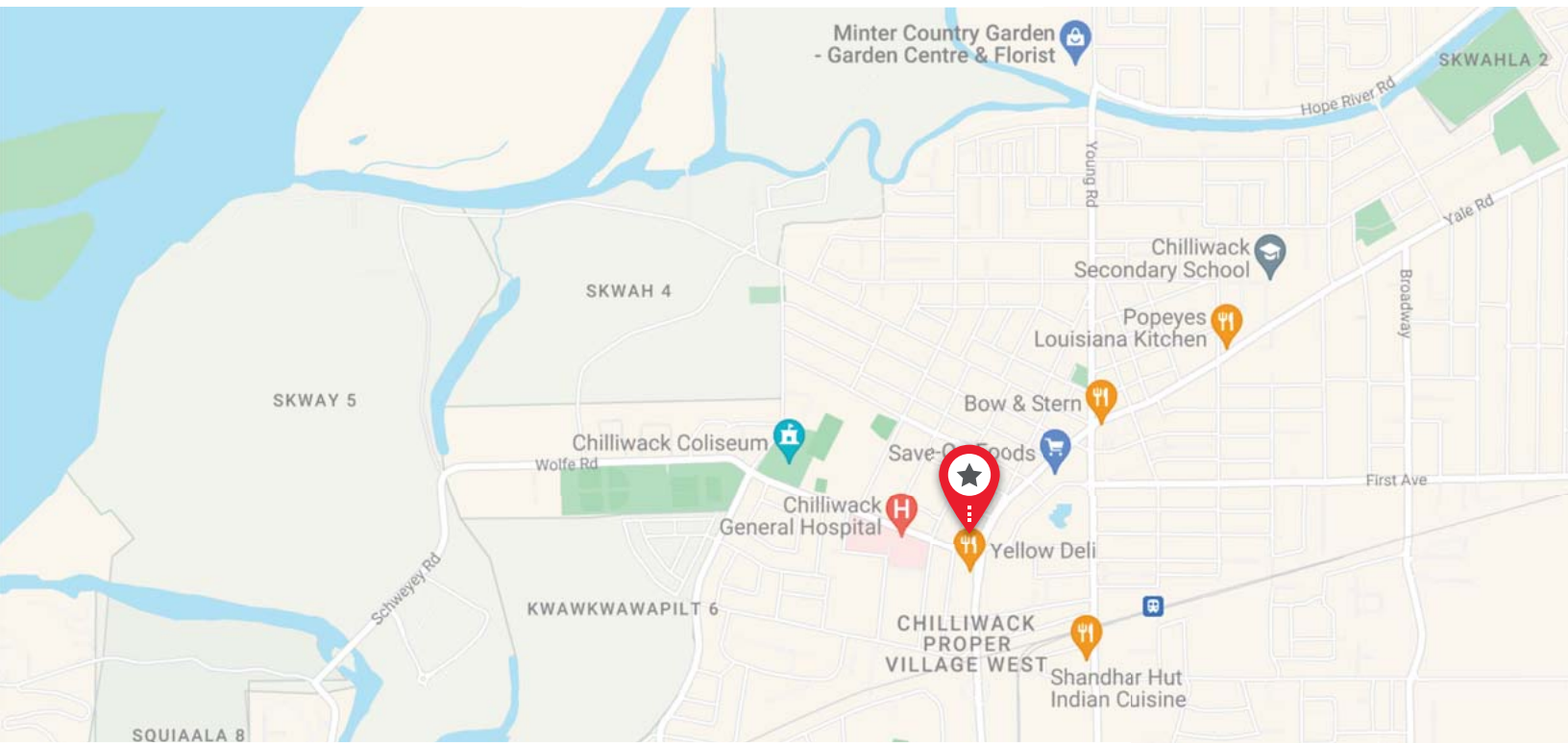
AVAILABLE	AREA	RENT	ADDITIONAL RENT	GROSS MONTHLY OCCUPANCY COSTS
UNIT 48	828 SF	Starting at \$20.00 psf, net	\$14.75 psf Property Mgmt: 5% of RENT	\$2,466.75 (before GST & Utilities)
UNIT 44	1,086 SF	Starting at \$20.00 psf, net	\$14.75 psf Property Mgmt: 5% of RENT	\$3,235.38 (before GST & Utilities)
UNIT 36	2,500 SF	Starting at \$30.00 psf, net	\$14.75 psf Property Mgmt: 5% of RENT	\$9,635.42 (before GST & Utilities)

PYLON SIGN

\$150/month one double-sided panel

ZONING

The **C4 (SHOPPING CENTRE) ZONE** consists of land which, owing to its location adjacent to one or more arterial roads with convenient access is suitable for general and vehicular oriented retail commercial consisting of stores which rely on central common off-street parking, provided within the development.



For more information, please contact:

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