

# For Lease

ROSEDALE POPKUM VILLAGE  
CHILLIWAK, BC

## Build-to-Suit Opportunities from 1,000 sf - 35,000 sf

Contact Us   
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Area Tenants:



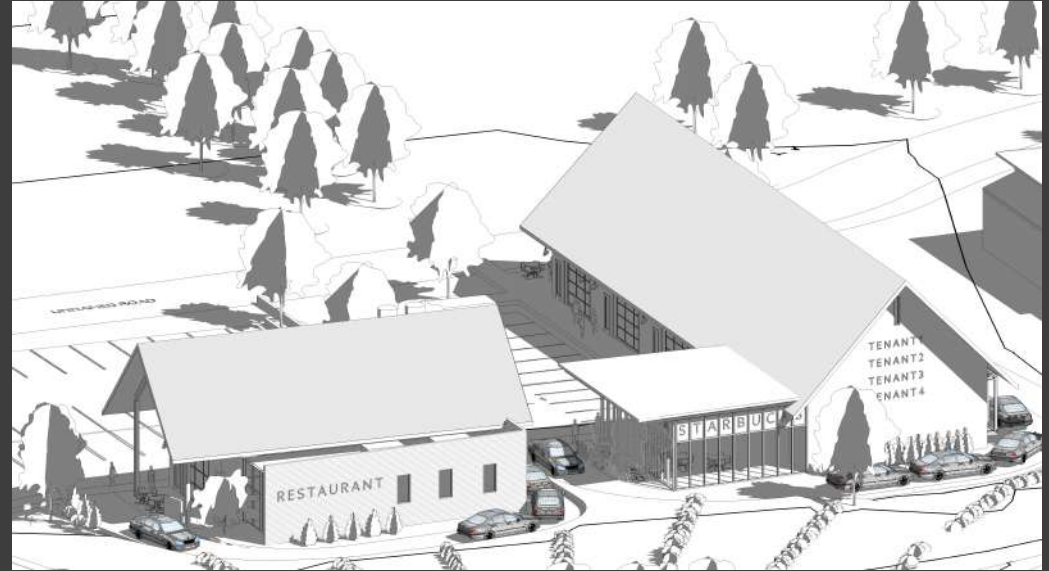
**SUTTON WEST COAST REALTY COMMERCIAL DIVISION**

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## Project Details

LACATION	52964 Yale Road 53003 Bunker Road
ACCESS	All directions access via roundabout Intersection at Trans Canada Highway & Highway 9
VISIBILITY	Full visibility from Trans Canada Highway
TIMING	Q1 - Q2 2021
AVAILABILITY	1000SF - 15000SF
TOTAL LEASEABLE AREA	59,000SF
SITE SITE	8 Acres
PARKING	400+
ZONING	C-5 Gateway Commercial
ADDITIONAL RENT	\$8 (2019 Estimate)
ASKING RENT	Contact Listing Agent



## The Opportunity

Rosedale Popkum Village is an exciting new shopping center development in Rosedale, BC. Rosedale is located in the Fraser Valley on the eastern border of City of Chilliwack. Rosedale has experienced phenomenal growth in recent years with an “open for business” policy that has inspired business and residents alike to choose Rosedale.

The subject location permits commercial C-5 gateway zoning, and given the lack of commercial development currently in the immediate area, the demand of a commercial complex is extremely high. Intersecting with the Trans-Canada Highway and Highway 9, the site experiences high exposure and visibility from all four cardinal directions, and the site has all directional access via roundabout.

Current anchors include a Petro Canada Gas Station, Liquor Store and Subway, and currently leasing the phase 2 of the project.



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## Highlights

Chilliwack is the second largest and fastest growing city in the Fraser Valley Regional District, projected to grow at a rate of 12.7% over the next five years

Designed to serve the local residents from Rosedale, Popkum, East Chilliwack, Agassiz, Harrison Hot Springs, highway tourists/visitors and daily traffic commuters

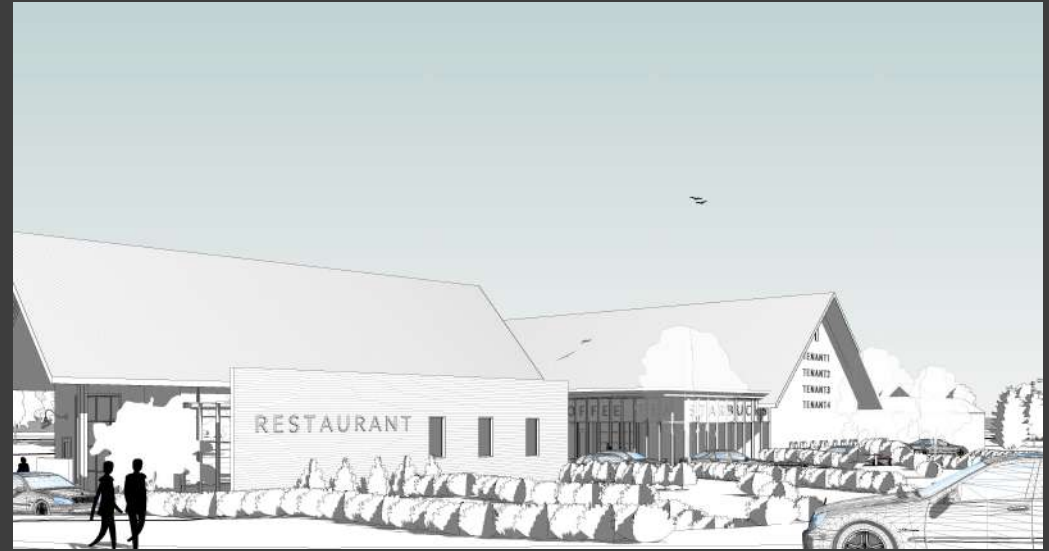
Over 1M+ visitors to Harrison Hot Springs every year

Bridal Falls Gondola Project has been proposed to the city, expecting to start construction in Q4 2020

Subject site experiences exceptional frontage and exposure to Trans-Canada Highway & Highway 9

Grocery, Hotel and Pharmacy anchored space offering 400+ surface parking stalls at retail storefront and large format and CRU with drive thru opportunities

Area tenants include Petro Canada, Esso, Shell, Subway, Tim Hortons, Barcelos, Liquor Store



"The automotive volume along the major two highways in the area is very high based on a traffic engineering analysis, continuing to grow at 7% annually" Bunt Engineering

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## Fast Facts

Excellent Exposure To

**Highway 1**  
(29,304 YPD)

Average Household Income (1km Radius)

**\$102,408**

15.3km From

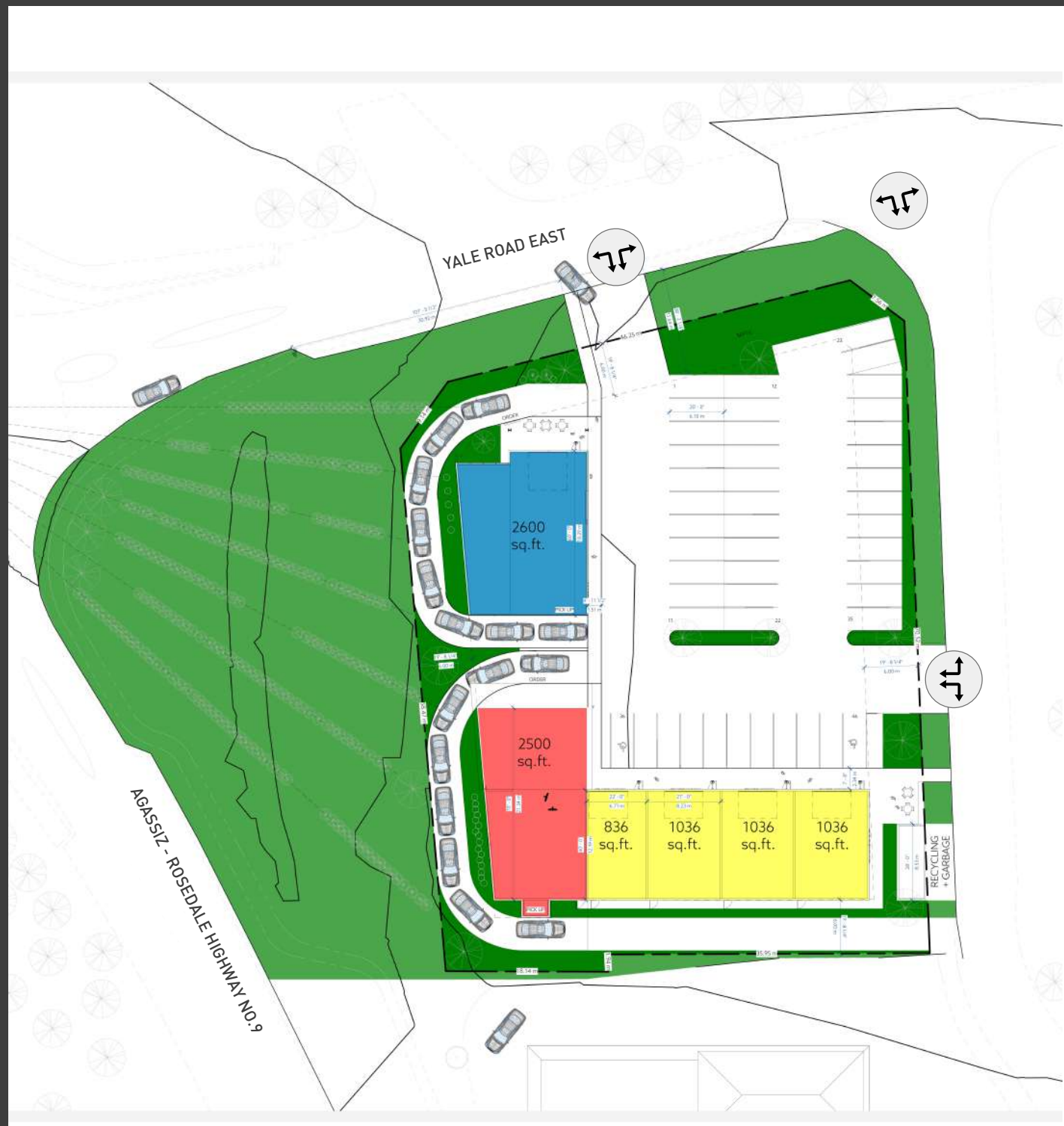
**Harrison Hot Springs**

0.0km From

**Future Bridal Falls  
Gondola**

Signage Exposure

**Highway Pylon Signage**



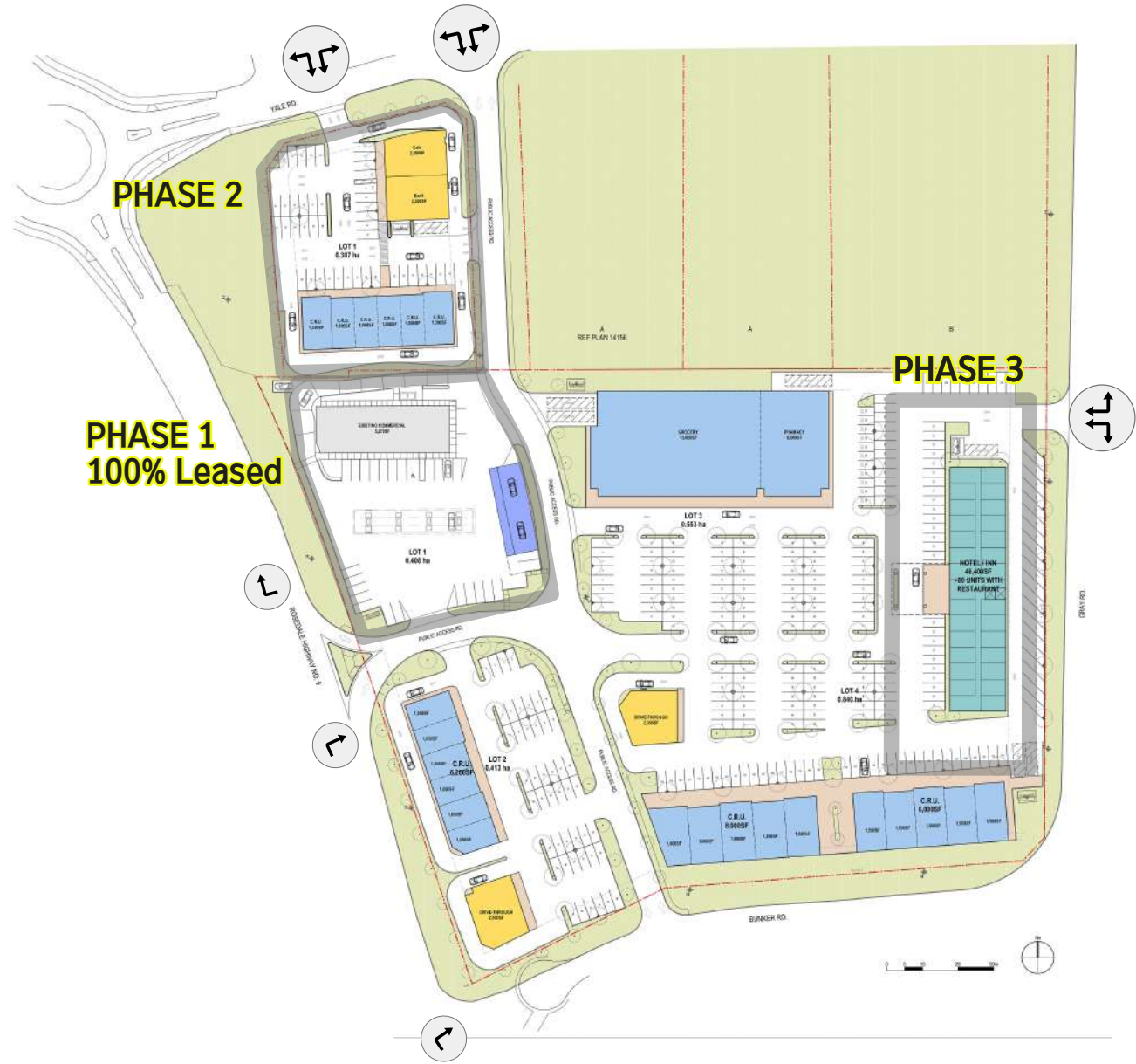
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## Master Plan



Sheraton Four Points Coming Soon





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Highway #7

Hwy #9

Trans-Canada Highway #1

2018 Estimates	3KM	5KM	Primary Trade Area
Population	4652	11,640	16,292
Households	845	1372	4,933
Average Household Income	\$102,408	\$82,556	\$85,296

Drive Times	
Chillwack	10 Min
Harrison hot Springs	19 Min
Hope	20 Min
Abbotsford	35 Min
Surrey	46 Min
Vancouver	1 Hr 12 Min
Vancouver International Airport	1 Hr 37 Min