

FOR LEASE

THE SHOPS AT MISSION HILLS

PRIME LOCATION

The shops at Mission Hills are strategically located at the intersection of the Lougheed Highway 7 and Sumas Highway 11. This central location within the Mission market provides excellent regional accessibility. It is further enhanced by the presence of Junction Shopping Centre (anchored by Save On Foods, Famous Players and London Drugs) located directly behind the shopping centre. Exposure for these shops is excellent with daily traffic counts in excess of 30,000 vehicles.

The Westcoast Express commuter rail service has its terminal in Mission and brings residents to downtown Vancouver in about an hour's time.

POPULATION GROWTH

The current population in Mission is approximately 37,500, an increase of 6% in only 4 years. With more and more people moving to Mission and the surrounding areas, the growth rate continues to rise at a steady pace.



TENANT MIX

The Shops at Mission Hills are anchored by the 47,000 square foot Safeway Food and Drugs store. Other major tenants include:

- Bank of Montreal
- Shoppers Drug Mart
- Liquor Store
- Shoe Warehouse
- A & W
- M & M Meat
- Cobs Bread
- The Valley Feed Bag
- Subway
- Little Caesar's Pizza
- Safeway Gas Bar
- Kirby Insurance
- World Odyssey Travel
- Cedar Grove Animal Hospital
- First Choice Haircutter's

AVAILABLE SPACE

UNIT	NET AREA (SQ.FT)	LEASE RATE PER SQ.FT
101	4,197	\$33 (NNN)
216	873	\$30 (NNN)

NOTE: Unit 101 can be demised into two spaces of 3,157sq.ft. and 1,040 sq.ft.

2012 ESTIMATED OPERATING COSTS AND PROPERTY TAXES:

\$14.12 per sq. ft.

Landlord will accommodate tenant improvement requests.

These units have ample parking right at your front door-step making this unit easily accessible for customers with excellent visibility from Lougheed Highway and the parking lot.

Mission Hills draws many shoppers to it with its highly visible signage, strategic location and excellent tenant mix. It has been extensively updated with modern exterior and interior renovations which include new canopies and columns, redesigned parking lot layout for better traffic flow and new façade and pylon signage.

For more information, please call

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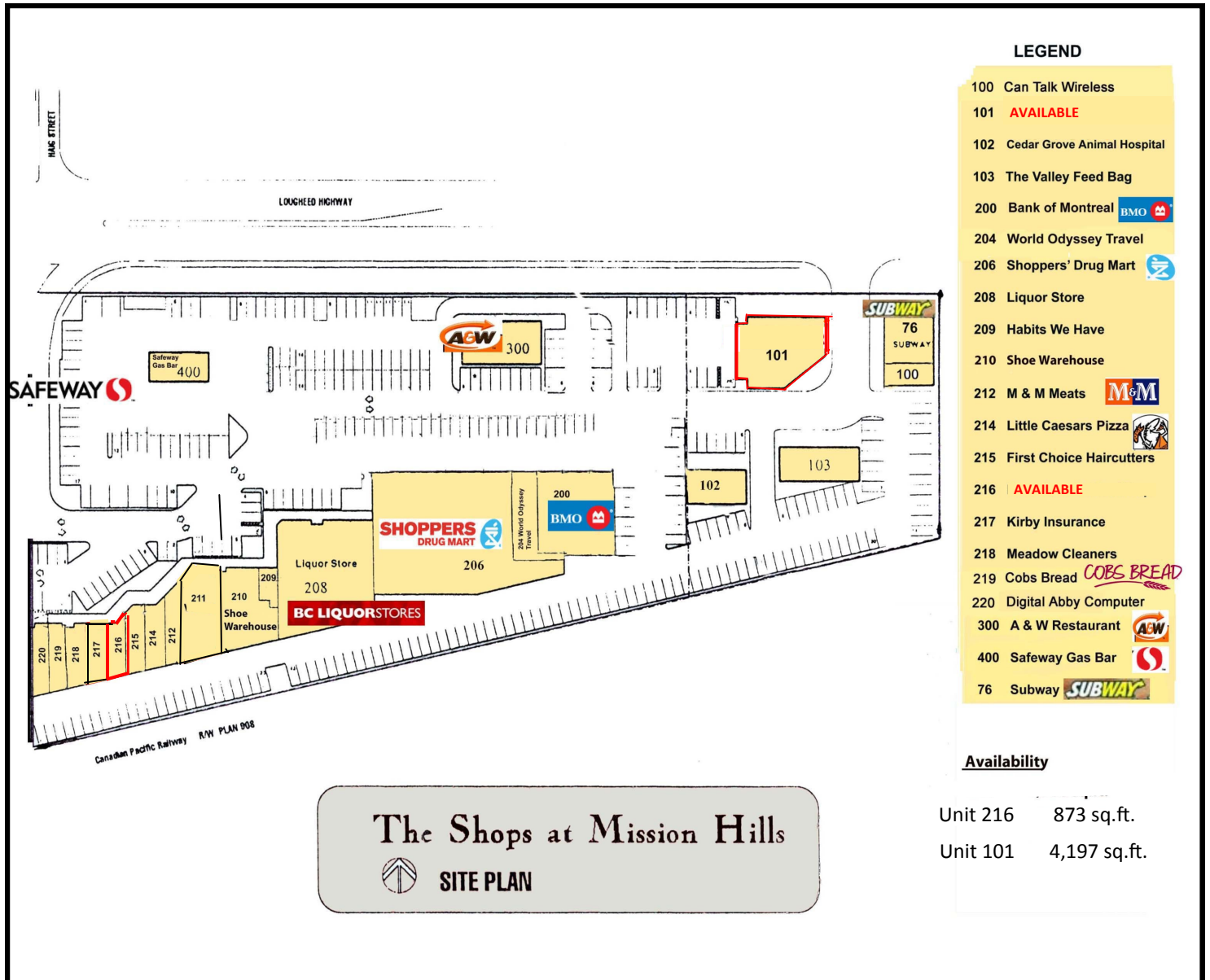
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