

FOR LEASE

CHIEFTAIN PLAZA

38229-38255 CLEVELAND AVENUE, SQUAMISH, B.C.



IMPROVEMENTS

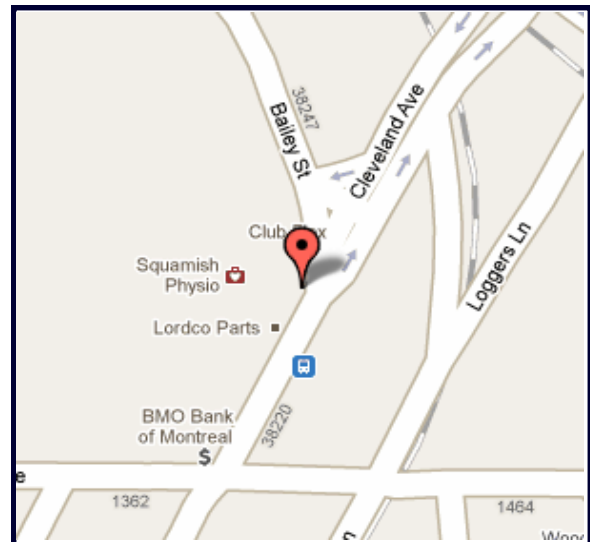
The retail strip mall consists of two one-storey buildings with plenty of parking spaces (107 stalls). The major tenants are: Lordco Parts, Squamish Physiotherapy and Club Flex. Squamish Liquor Store is the newly added anchor tenant which opens business in the fall 2010.

AVAILABLE SPACE & LEASE RATE

North Building

Unit	Rentable Area	Base Rent	2011 CAM & Property taxes
38243	1,315 sq.ft.	\$18 p.s.f.	\$5.50 p.s.f.

Shell space available immediately right next to Liquor Store. Property is zoned C-4 (Downtown Commercial) which allows a wide variety of retail and commercial activities.



LOCATION

The property is conveniently located on Cleveland Avenue across from Save-On-Foods, approximately one block from the Sea-to-Sky Highway. There has been a large number of residential and commercial developments in the immediate area fuelled by the completion of the Sea-to-Sky Highway improvement project after the 2010 Winter Olympics.

With its spectacular natural setting at the north end of Howe Sound, Squamish is always a popular tourist attraction for thousands of daytrippers and visitors en route to Whistler. Also a lot of young/ single residents and young families prefer to inhabit in this community with above average household income. The population growth increased by 13.5% from 15,134 in 2005 to 17,181 in 2009 and 23,359 in 2015. These population has the potential to translate into higher spending in the community.

The redevelopment of downtown is well underway as building applications reflect the obvious potential for this area. Downtown is attracting high-density urban developments that will house a bustling community of 5,000 people. In addition, the downtown may soon support a community of 1500 units proposed for the Interfor lands across the Mamquam Blind Channel.

[Source: 2005 District of Squamish Retail Strategy & 2010 Squamish Community Profile]

For further information

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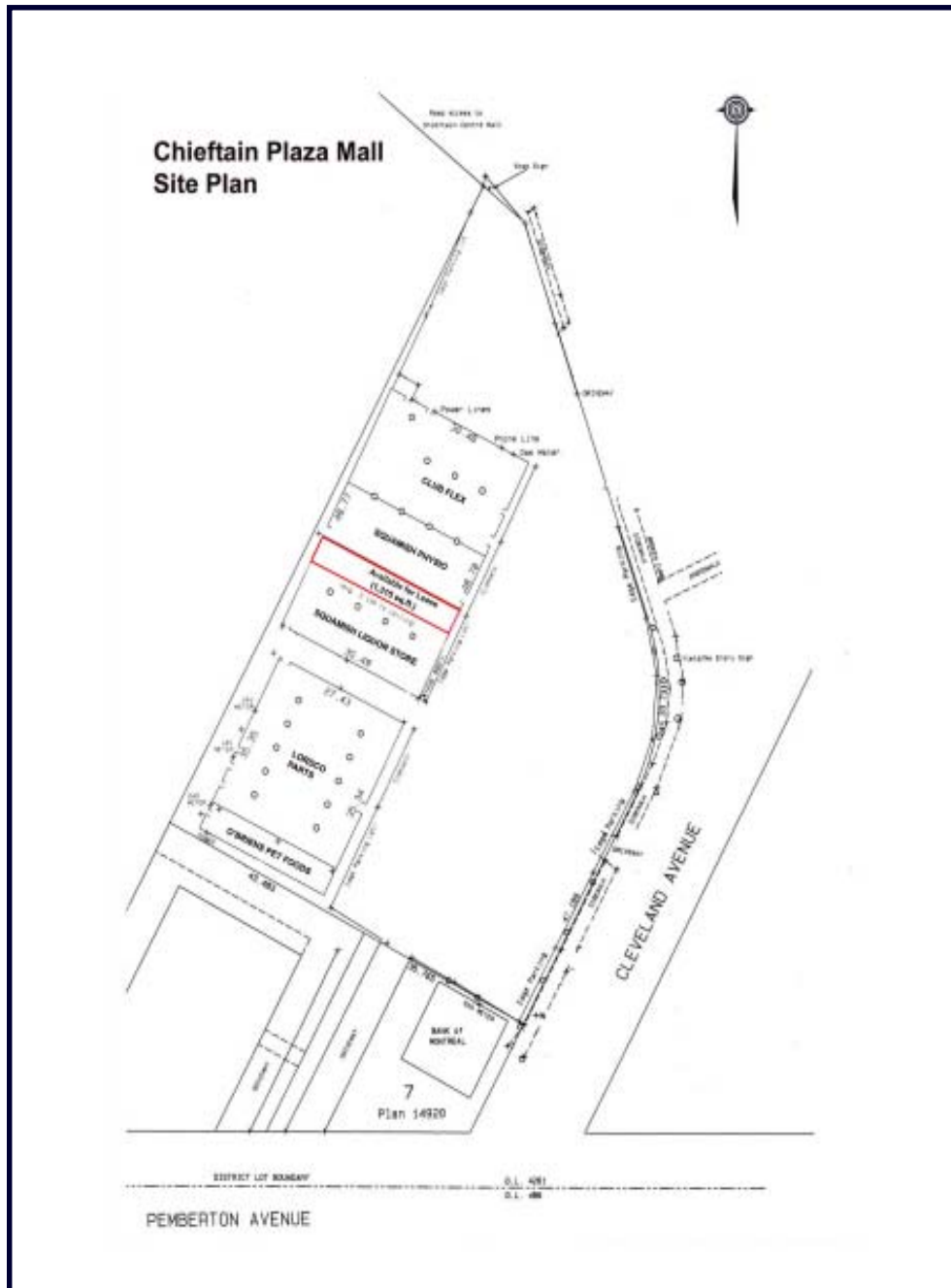
Updated Mar 09

E. & O.E. All information while supplied by owner and from other sources deemed reliable, is not in any way warranted by Prospero International Realty Inc.

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