

FOR LEASE

# Cottonwood Centre

45585 LUCKAKUCK WAY, CHILLIWACK

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# Opportunity

## SHOPPING CENTRE DETAILS

<b>Municipal Address</b>	45585 Luckakuck Way, Chilliwack, BC
<b>Legal Description</b>	Parcel Identifier: 000-486-752 LOT 27 Except: Part on Plan BCP9405 District Lots, 259 and 266 Group 2 New Westminster District Plan 45019
<b>Type</b>	Enclosed Shopping Centre/with "out" pads (Grocery and Drug store anchored)
<b>Sales PSF</b>	Over \$700 PSF
<b>Footfall</b>	Over 3 million annual visits
<b>Gross Rentable Area</b>	+/- 248,156 SF
<b>Land Area</b>	+/- 21.74 Acres
<b>Anchor Tenants</b>	Save On Foods, London Drugs, BC Liquor Store, Canadian Tire (shadow anchor), Sephora, Old Navy, Club 16 Trevor Linden Fitness, Starbucks, TD Canada Trust, Vancity and Earl's
<b>Parking</b>	+/- 1,164 surface parking stalls
<b>Availability</b>	Please see Floor Plan
<b>Access/ Egress</b>	- Two fully signalized intersections off Luckakuck Way - Right in from Vedder Road - All directional access off Luckakuck Way
<b>Traffic Counts</b>	- Trans Canada Highway: 104,823* - Vedder Road: 34,829* - Luckakuck Way: 20,778* *2024 VPD +/-
<b>Basic Rent</b>	Please contact leasing agents
<b>Additional Rent (2026 Estimate)</b>	\$32.47 PSF/per annum - Operating Costs: \$25.50 PSF/per annum - Property Taxes: \$3.97 PSF/per annum - Promotion Fund: \$1.50 PSF/per annum - Advertising Fund: \$1.50 PSF/per annum



## Opportunity to Lease Space in Chilliwack's Cottonwood Centre

Join national tenants such as Save On Foods, London Drugs, Sephora, Canadian Tire and Old Navy in servicing Chilliwack and surrounding areas, one of the fastest growing regions in British Columbia.

# Location Overview

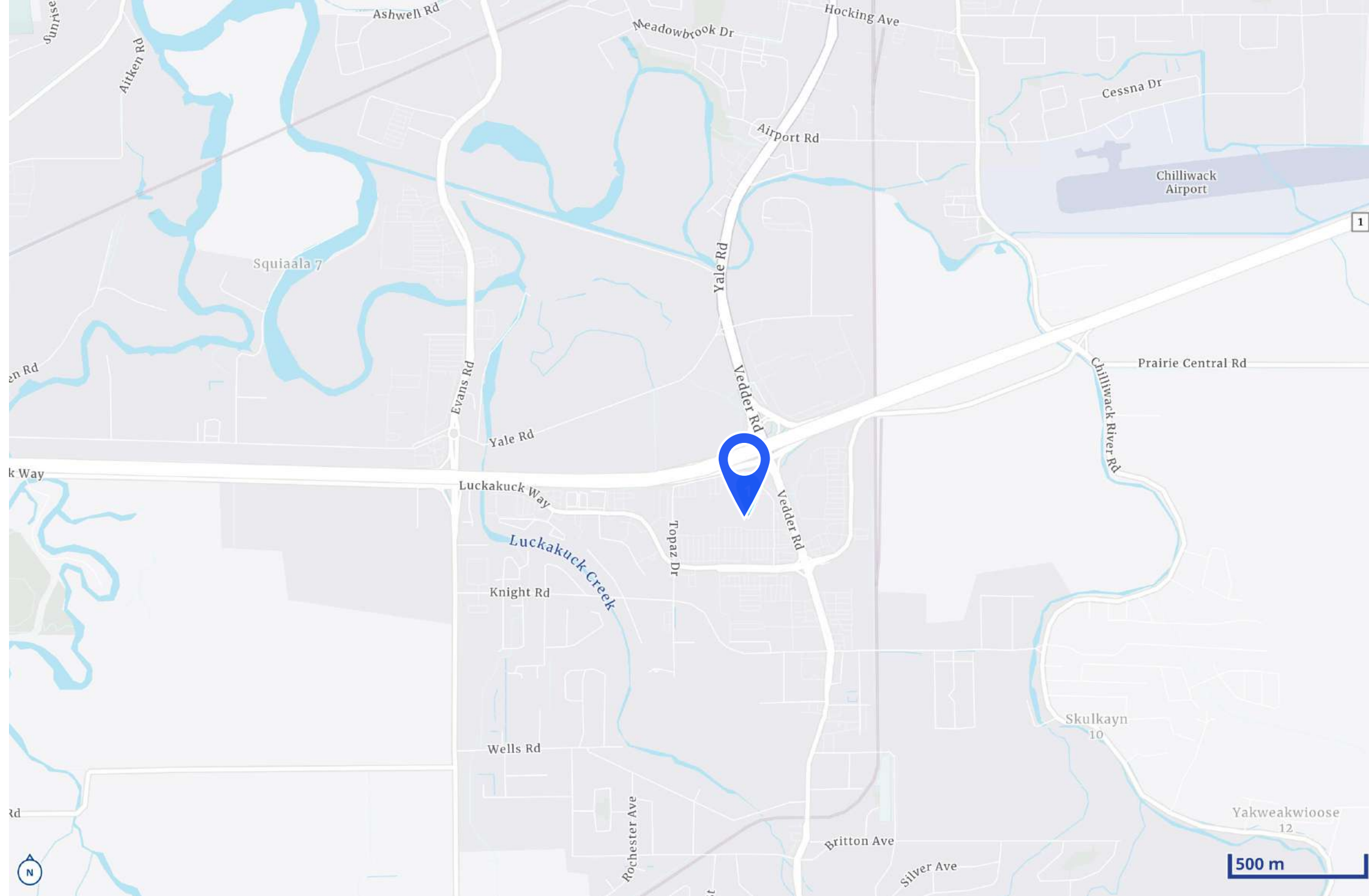
Strategically positioned at the intersection of the Trans-Canada Highway, Vedder Road, and Luckakuck Way; Cottonwood Centre lies at the core of Chilliwack's thriving retail corridor. This high-visibility, high-traffic location is central to the city's evolving urban development plan, which prioritizes the area as a key destination for commercial growth and community engagement.

Chilliwack continues to experience robust population and economic growth, supported by strong, diverse demographics and rising average household incomes - factors that make it an increasingly attractive market for national and regional retailers.

The immediate trade area is home to a mix of established residential neighborhoods, new housing developments, schools, and recreational amenities, all driving consistent consumer traffic throughout the week.

Surrounded by complementary retail anchors, restaurants, and service-based businesses; Cottonwood Centre benefits from strong co-tenancy and a built-in customer base.

The location's accessibility and visibility from major transportation routes further enhance its potential as a retail destination of choice in the Fraser Valley.



## The Shopping Centre

Cottonwood Centre is Chilliwack's dominant shopping centre.

Totalling 248,156 SF +/-, highlights include:



Anchored by some of the country's strongest drawing retailers including: Save On Foods, London Drugs, BC Liquor Store, Canadian Tire (shadow anchor), Sephora, Old Navy, Club 16 Trevor Linden Fitness, Starbucks, TD Canada Trust, Vancity and Earl's



Opportunities for one junior anchor tenant, as well as other national and regional retailers to complement the strong tenant mix



Average annual retailer sales estimated at \$700 PSF



An abundance of surface parking - 1,164 stalls +/-



Strong exposure and physical presence with frontage along on the Trans-Canada Highway, Vedder Road and Luckakuck Way



Easy access and egress with two fully signalized intersections off Luckakuck Way, a right in from Vedder Road, and all directional access off Luckakuck Way

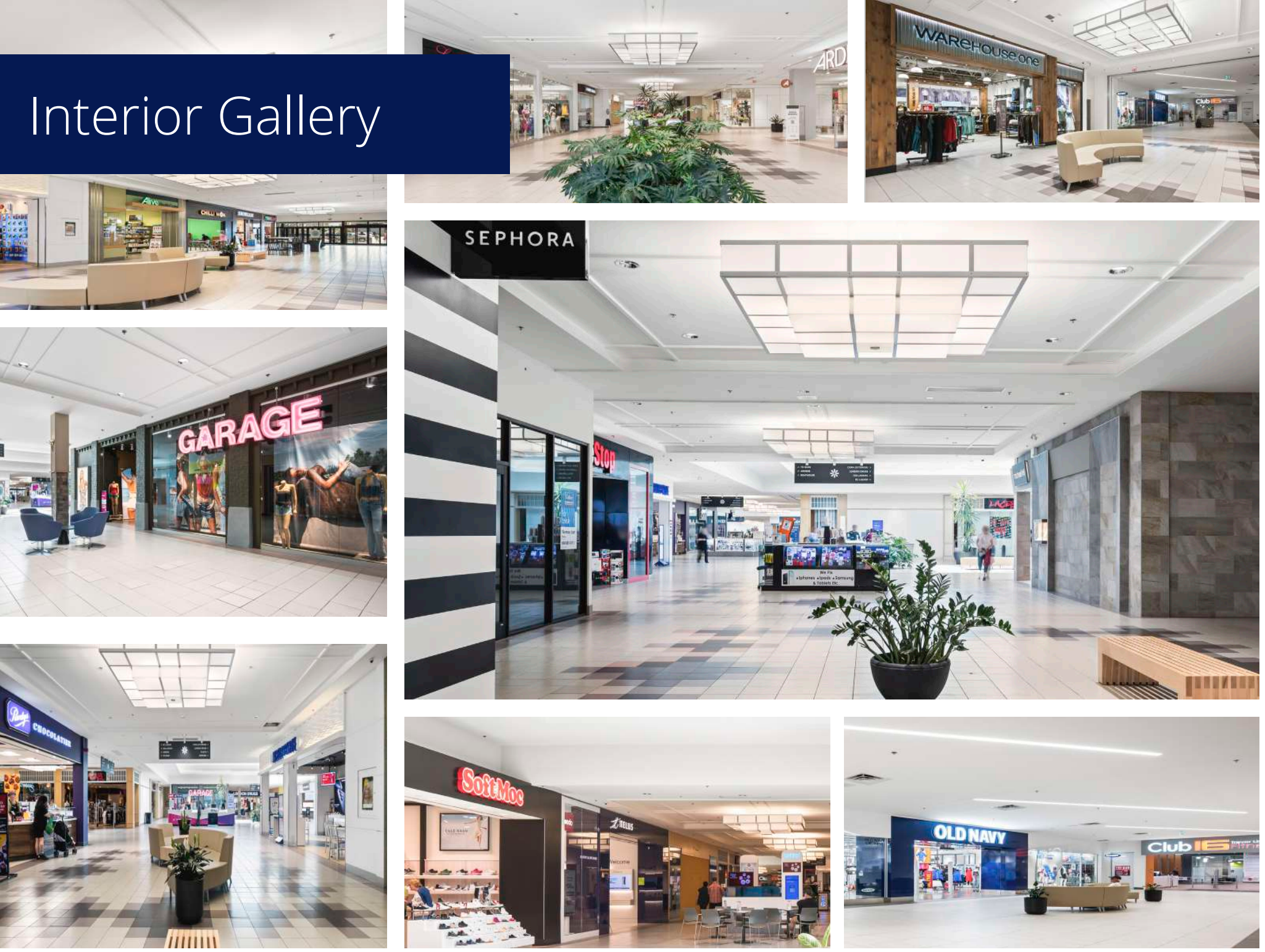


Well serviced by public transit





# Interior Gallery



	Chilliwack			Abbotsford			Hope		
	2024	2029	2034	2024	2029	2034	2024	2029	2034
<b>Total Population</b>	99,928	110,354	118,453	146,000	158,883	166,793	8,021	8,803	9,439
<b>Average Household Income</b>	\$110,758	\$131,006	\$153,463	\$119,100	\$142,039	\$167,551	\$93,985	\$109,619	\$126,335
<b>Total Households</b>	37,629	41,565	44,764	47,897	52,207	55,155	3,247	3,524	3,771

The following demographics were taken from the subject property and obtained by Colliers HYDRA, a centralized data platform.



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