

The Shops at Mission Hills **FOR LEASE**

32530 & 32670 LOUGHEED HWY
MISSION, BC V2V 1A7



PROSPERO
INTERNATIONAL REALTY INC.

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Mission Hills Features

The Shops at Mission Hills



The Shops at Mission Hills is strategically located at the intersection of Lougheed Highway (BC-7) and Abbotsford - Mission Highway (BC-11).

This central location within the Mission market boasts excellent regional accessibility for shoppers and commuters. Traffic counts are in excess of 30,000 vehicles daily. There is plenty of surface parking available for customers and the property is further enhanced by the presence of FreshCo Supermarket as the shadow anchor.

Leasable Area:

Over 54,000 of retail square footage

Units:

23 services, restaurants and retailers

Parking:

321 surface parking stalls

Basic Rent:

Starting at \$35.00/sf

Additional Rent:

Estimated at \$16.55/sf

Anchor tenants:

Bank of Montreal, Shoppers Drug Mart, BC Liquor Store, A&W, Browns Social House, Shoe Warehouse, Cobbs Bread along with shadow anchor FreshCo Supermarket

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Current Availability

Unit #	Basic Rent
204 - Retail	\$40.00/sf NNN
210 - Retail	\$35.00/sf NNN
Additional Rent: Estimated at \$16.55/sf	

Lease rates subject to applicable tax.

Tenant List

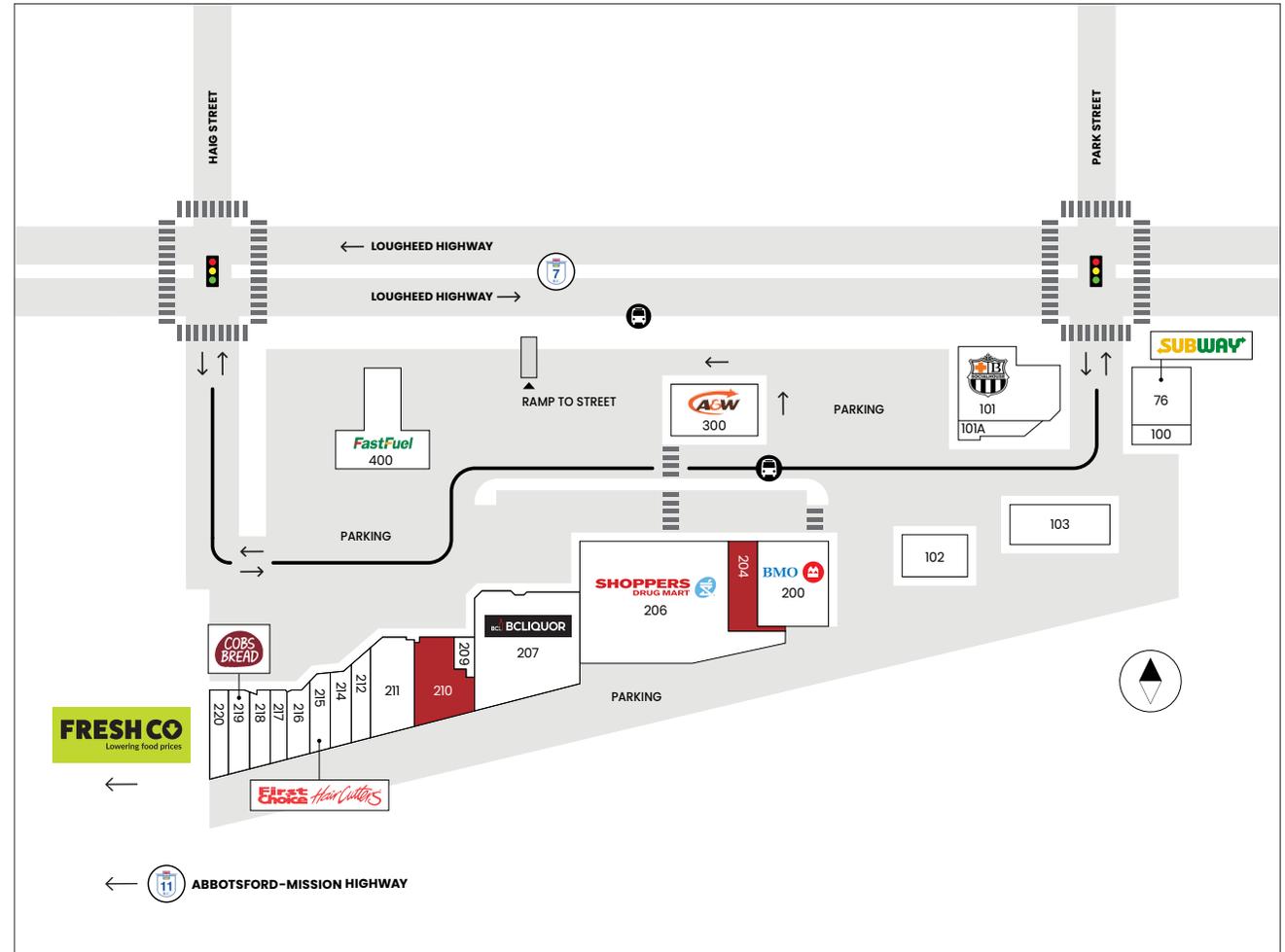
- Tenanted
- Available for Lease

76	Subway
100	Tom Harris Cellular
101	Browns Social House
101A	Beautiful U Boutique
102	Cedar Grove Animal Hospital
103	Oly's Pet Food & Supplies

200	BMO Bank of Montreal
204	1,137 sf
206	Shoppers Drug Mart
207	BC Liquor Store
209	Habits We Have
210	3,353 sf

211	Kirby Insurance
212	KJ's Cannabis
214	Little Caesars Pizza
215	First Choice Haircutters
216	Mission Hills Sushi
217	Smart Wireless Solutions

218	Easy Financial
219	Cobs Bread
220	Ez-Vape
300	A & W Restaurant
400	Fast Fuel



More About Mission

The Shops at Mission Hills



The City of Mission is nestled on a southern coastal mountain slope, overlooking the lush valley of the mighty Fraser River.

Ideally situated, Mission is just a 15-minute drive from the US border, and approximately 70 kilometres east of the City of Vancouver. Mission is surrounded by the incredible beauty of mountainous vistas and natural forest settings. Our climate is warm in the summer and mild and wet in the winter. Flowers bloom most of the year, as the area is naturally hospitable to a wide variety of plant life and vegetation.

The Shops at Mission Hills is a place that both locals and through traffic stop to pick up all life's essentials from pet supplies, groceries and gas to shoes and insurance, it's all here. The City of Mission primed and ready for investment, offering spectacular natural beauty, affordable land, a diverse workforce and accessibility to major highways, border crossings and airports.

Fast Facts

- **Home to the oldest known First Nations' archaeological site in British Columbia**
- **B.C.'s first rail link to the United States and site of Canada's first train robbery**
- **Home to one of the earliest Hydroelectric dams and Fraser River bridges**

Demographics

- **Population of City of Mission:** over 38,000
- **Median Age:** 40 years old
- **Average Household Income:** \$78,000