

For Lease

Retail Space in New Mixed-Use Development

FORM

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Marcus & Millichap

Proudly Leased & Managed by:

**BOSA
Commercial**

Location

Miramar Village
White Rock
British Columbia

Contact

Derick Fluker*
604 638 2125
dfluker@form.ca

Jordan Curteanu
604 638 2124
jcurteanu@form.ca

Layla Vera
604 398 4352
lvera@form.ca



Form Real Estate / Marcus & Millichap
*Personal Real Estate Corporation

For Lease

Miramar Village
White Rock, BC

Highlights

New Mixed-Use Development

With Commercial & Residential Tenancy

Large Format Anchor Unit Available

Retail CRU ranges from

**865 SF to
1,560 SF**

(Phase 2)



Development

Miramar Village is a new development by BOSA Properties located at the top of the Semiahmoo Peninsula in White Rock. Phase 1 is complete and consists of two towers (Tower 1 and Tower 2) totaling 225 residential units, and the White Rock Community Centre. Phase 2 is currently for lease and will involve the construction of two additional towers (Tower 3 and Tower 4) comprised of 248 residential units and 51,707 SF of retail space anchored by a food store.

In addition, the project is located in an area of White Rock that is experiencing significant new development activity. Some of the most notable new developments include Foster Martin (334 units), Saltaire (36 units), and Newport at West Beach (Phase 2, 42 units). Overall, White Rock has a projected growth rate of 5.4% (2017- 2022) and an average household income of over \$92,161 per annum.

Location

White Rock is bordered by Semiahmoo Bay to the south and South Surrey on all other sides. The city is positioned around an 8 km long sandy beach, promenade, and a 1,500 foot pier that stretches out into the Bay. Approximately 20,000 people live in White Rock and another 80,000 live in surrounding South Surrey.

Salient Details

Parking:	244 underground stalls for use by the retail/commercial component
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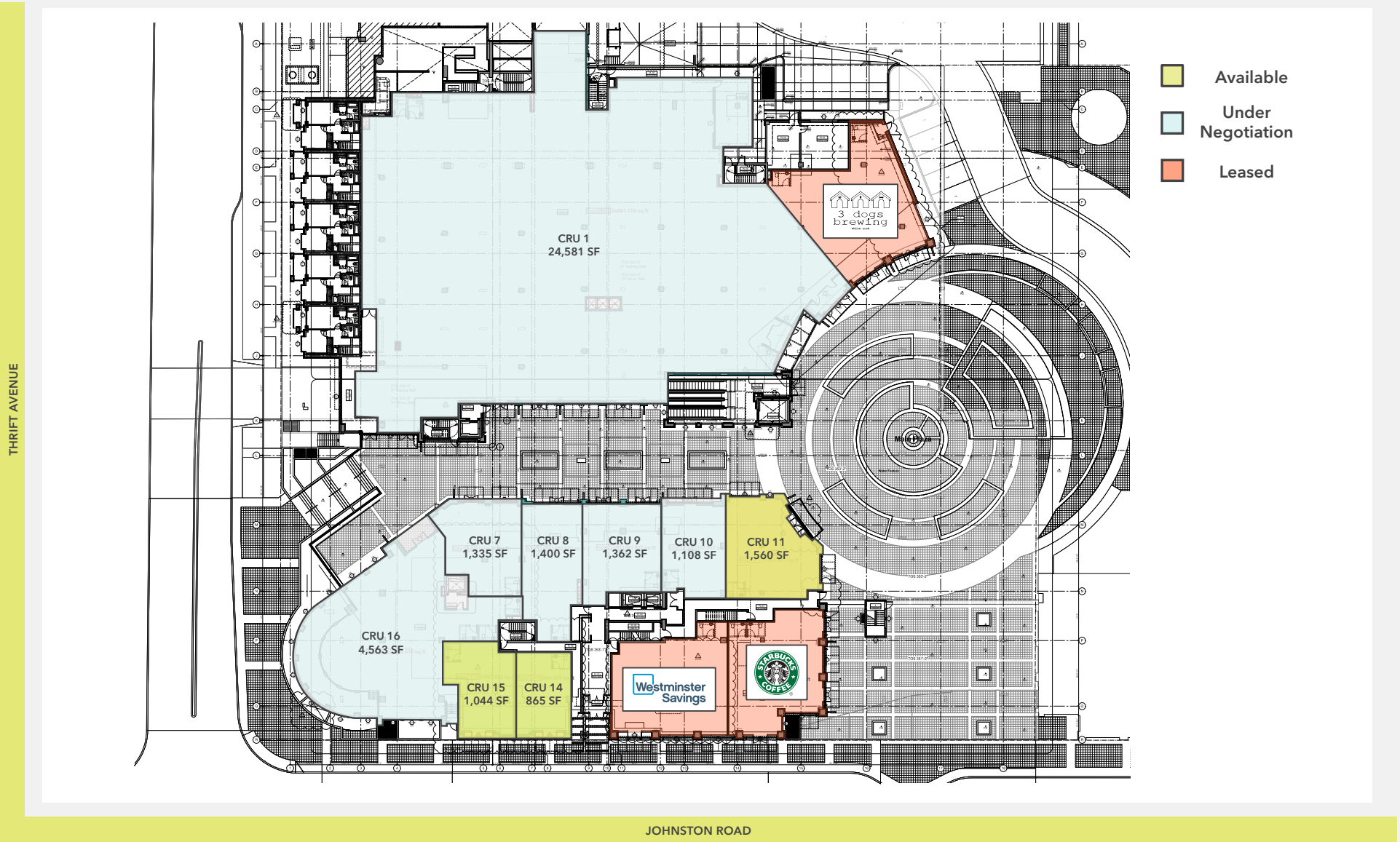
Timing:	Phase 2 - 2020
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Asking Rates:	Please contact listing agent
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For Lease

Miramar Village
White Rock, BC

Phase 2 Retail Space Site Plan



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Miramar Village
White Rock, BC

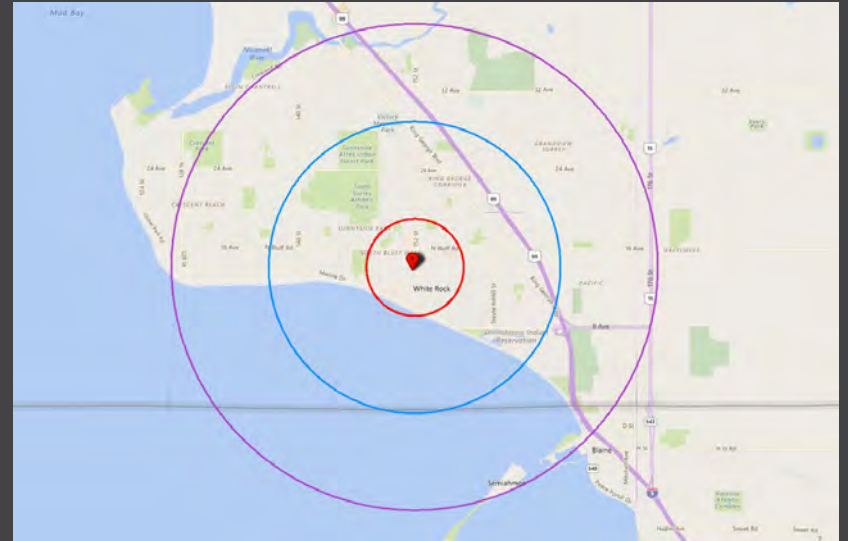
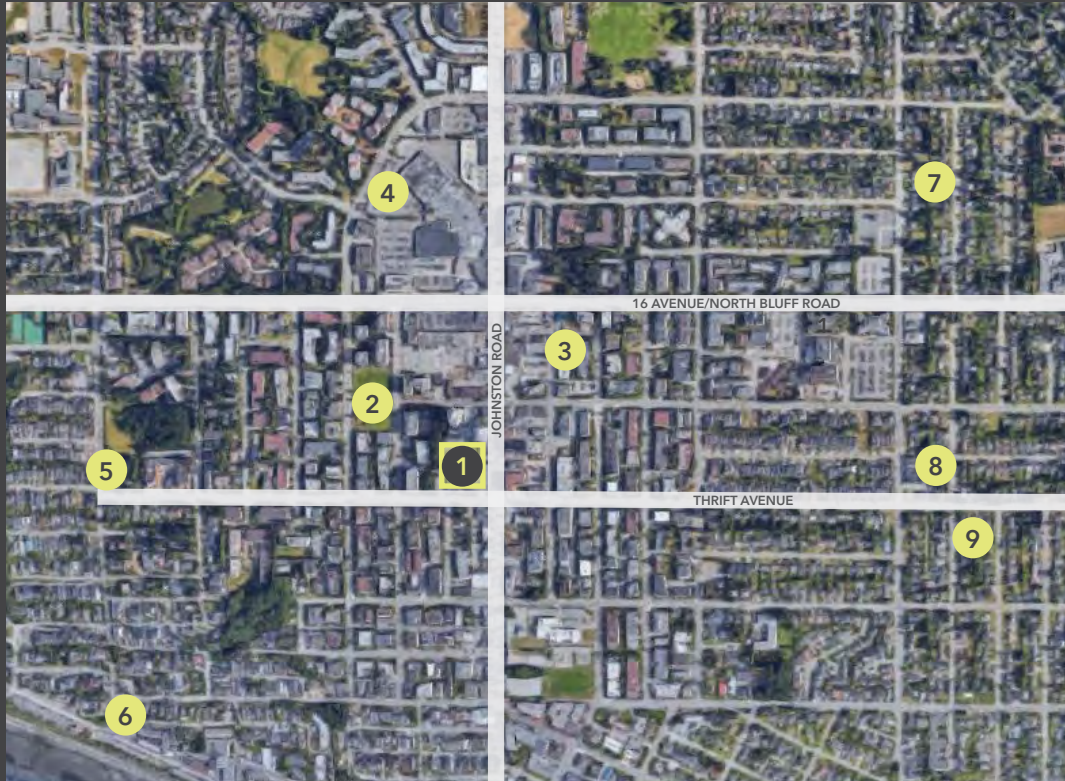


2017 Estimates & Projections	1 KM	3 KM	5 KM
Population	16,023	47,666	80,380
Households	9,456	23,436	35,292
Average Household Income	\$78,878	\$95,198	\$117,864

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|---|---|---|
| 1 | Subject Site | Cobs Bread, BMO, |
| 2 | Central Plaza: Scotiabank, TD Canada Trust, Westland Insurance, East Side Mario's | BC Liquor Store, Brown's Social House, Shoppers Drug Mart, Dollarama, Coast Capital Savings, McDonald's, CIBC, White Spot |
| 3 | RBC | 5 Starbucks |
| 4 | Semiahmoo Shopping Centre: Save-on-Foods, | 6 Fatburger, Vancity |

For Lease

Miramar Village
White Rock, BC



Surrounding Developments

- | | |
|--|--|
| 1 Subject Site | (1501 Vidal Street) |
| 2 Foster Martin | 6 Newport at West Beach: 42 units, 4 storeys |
| 3 Oceana Park: 198-suite senior residential & commercial | 7 Foster Martin: 334 units, 25 storeys |
| 4 Semiahmoo Shopping Centre | 8 Saltaire: 36 units, 5 storeys |
| 5 Beverly: 89 units, high rise | 9 Semiah: 88 units, 14 storeys |





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1280-333 Seymour Street
Vancouver, BC V6B 5A6

T 604 638 2121
F 604 638 2122

form.ca

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