

BOSA
Commercial



DAWSON CREEK MALL
Dawson Creek, B.C.

dawsoncreekmall.com

OVERVIEW

Dawson Creek is a sustainable community in British Columbia. Home to a population of over 11,000, Dawson Creek Mall is centrally located to serve both the local residents, and the burgeoning Peace Region. A strong energy incentive brings dozens of companies to this region yearly.

Dawson Creek Mall has undergone a complete exterior renovation in order to bring you the finest stores in the area. Grab a snack, or sit down to a great meal, shop for essentials, or treat yourself to a new outfit. Up-to-date building renovations combined with fresh new tenant signage, makes Dawson Creek Mall the spot to shop.

BUILDING FEATURES

- Newly renovated
- Home to 28 stores
- Anchor tenants include Dollarama, Mark's Wearhouse, Shoppers Drug Mart, Starbucks and Original Joe's, and Save-On-Foods



LEASING INFO

OPERATING EXPENSES

Approximately \$14.97 (estimated 2020)

RETAIL UNITS

| UNIT | SQUARE FOOTAGE |
|----------------|----------------|
| Retail Unit 1C | 2,962 SF |
| Retail Unit 1D | 2,493 SF |
| Retail Unit C3 | 4,515 SF |
| Retail Unit 10 | 934 SF |
| Retail Unit 12 | 848 SF |
| Retail Unit 40 | 1,169 SF |
| Retail Unit 44 | 3,311 SF |

FUTURE PAD OPPORTUNITIES AVAILABLE

Can range from 8,000 - 20,000 SF. Build to Suite

PARKING

Ample surface and stall parking

ALLOWANCE

Competitive tenant improvement allowance is offered

AVAILABILITY

Immediate



LEASED

OPPORTUNITIES

MALL COMMON AREA

| GROSS LEASABLE AREAS (APPROXIMATE) | | |
|-------------------------------------|---------------------------------|-----------|
| CRU # | TENANT | AREA (SF) |
| 11000 8TH, DAWSON CREEK B.C. | | |
| 1a | SAVE-ON FOODS | 44,603 SF |
| 1b | LIQOUR STORE | 1,185 SF |
| 1c | VACANT | 2,962 SF |
| 1d | VACANT | 2,493 SF |
| 2 | EPIC | 3,950 SF |
| 5 | LIQOUR STORE | 1,655 SF |
| 6 | SUZANNE'S | 2,672 SF |
| 6a | H&R BLOCK | 1,500 SF |
| 10 | GNC | 934 SF |
| 12 | VACANT | 848 SF |
| 13 | MARK'S | 8,671 SF |
| 17 | TRIBAL TRADERS | 1,528 SF |
| 18 | COMPASS CANNABIS | 600 SF |
| 19 | COMPASS CANNABIS | 1,000 SF |
| 20 | VACANT | 1,474 SF |
| 22 | SHOPPERS DRUG MART | 18,956 SF |
| 22a | DOLLARAMA | 10,000 SF |
| 23 | PENDING | 227 SF |
| 25 | NORTHERN REFLECTIONS | 2,076 SF |
| 26 | THE SOURCE | 2,509 SF |
| 29 | ANYTIME FITNESS | 3,192 SF |
| 30 | ANYTIME FITNESS | 3,109 SF |
| 36a | WAREHOUSE ONE CLOTHING CO. | 4,150 SF |
| 36b | ARDENE | 4,400 SF |
| 39 | EPIC | 1,078 SF |
| 40 | VACANT | 1,169 SF |
| 41 | PRO NAILS | 1,590 SF |
| 43 | ADMINISTRATION & MECHANICAL RM. | 300 SF |
| 44 | VACANT | 3,311 SF |
| 47 | GOLD BRICK | 1,141 SF |
| 48 | WESTERN FINANCIAL | 1,054 SF |
| E1 | FUTURE DEVELOPMENT | |
| 11008 8TH STREET, DAWSON CREEK B.C. | | |
| C1 | ORIGINAL JOE'S | 4,500 SF |
| C2 | PET VALU | 3,430 SF |
| C3 | VACANT | 4,515 SF |
| 11020 8TH STREET, DAWSON CREEK B.C. | | |
| B1 | SHELL CANADA LTD. | 1,856 SF |
| 11040 8TH STREET, DAWSON CREEK B.C. | | |
| D1 | NORTH PEACE CREDIT UNION | 1,208 SF |
| D2 | STARBUCKS | 1,570 SF |

8TH STREET



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PROJECT NO. 3854

DAWSON CREEK MALL
11000, 11008, 11020, 11040 8TH STREET, DAWSON CREEK BC
FOR BOSA COMMERCIAL

LEASING PLAN
March 26, 2019

0 10 40 80

SCALE: 1/32" = 1'-0"



DAWSON CREEK B.C.

TRAVEL TIMES

Dawson Creek to Edmonton

584 km 5 h 45 min

Dawson Creek to Fort St. John

74.6 km 1 h

Dawson Creek to Prince George

404 km 4 h 15 min



LOCATION AMENITIES



TRUST US TO DO THINGS RIGHT. AND TO DO THE RIGHT THINGS.

Whether you're looking to purchase a new home, rent an apartment, or lease a commercial space, talk to us first. We'd be honoured to tell you more about the Bosa difference, show you our numerous projects, and help you find the perfect fit.

For more information, contact us:

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