

WILLIAM | WRIGHT

Commercial Real Estate Services

VEDDER POINTE

6640 VEDDER ROAD, CHILLIWACK, BC



VEDDER POINTE



- HIGH EXPOSURE RETAIL UNITS AVAILABLE FROM 926 - 2,295 SF
- EXISTING & NEW OFFICE UNITS FROM 717 - 2,979 SF
- ACCESS, SIGNAGE AND EXPOSURE ON VEDDER ROAD
- AMPLE PARKING

OVERVIEW

Located in the heart of Sardis on Vedder Road, this retail centre boasts ample storefront parking, great exposure and fantastic tenant mix. Located in the rapidly growing Sardis-Vedder Area of South Chilliwack, Vedder Pointe is a shopping centre geared towards convenience and accessibility.

LOCATION

Vedder Pointe, formerly The Village at Sardis Park, is a new 70,000 SF retail/office development strategically located on Vedder Road in Chilliwack. The retail centre boasts substantial parking and provides excellent access from both Vedder and Higginson/Stevenson Road.

SIZE

Retail from approximately 926 SF to 2,285 SF
Office spaces (existing & new) from 717 to 2,979 SF

ZONING

CD-7 (Comprehensive Development).

PARKING

298 surface parking stalls plus 62 underground stalls.



AREA

Statistics	3 km	10 Minute Drive Time	Chilliwack
Population	30,522	42,955	84,410
2020 Estimated Population	32,140	45,902	89,887
Number of Households	2,221	17,389	39,703
2020 Projected Number of Households	13,266	19,239	43,700
Average Household Income	\$82,279	\$78,463	\$77,964
2020 Projected Average Household Income	\$93,266	\$88,662	\$88,429





VEDDER POINTE

Current Tenants

- Bank of Montreal
- Tim Hortons
- Shoppers Drug Mart
- Dollarama
- Townhall Public House
- CBI Health Group
- The Other Liquor Store
- Edna's Natural Nail Spa
- World Gym*
- Creative Kids Learning Centers*
- HearCanada
- Sushi Nabi
- Stevenson Medical Clinic
- Bella Clothing Boutique
- Sardis Dental Centre
- Community Living BC
- Royal Zayka Cuisine of India
- Simple Scissors

Coming soon*



Traffic Counts

Approximately 27,235 vehicles per day along Vedder Road; 10,107 vehicles along Higginson Road, East of Vedder Road (Source: City of Chilliwack Statistics)



Spire Development Corporation is a fully-integrated real estate company offering a comprehensive package of services for office, retail, and industrial projects. Visit www.SpireDevelopment.ca

FOR MORE INFORMATION CONTACT
CORY WRIGHT
MATTHEW EVERITT

William Wright Commercial Real Estate Services Inc.
123 - 1020 Mainland Street Vancouver, BC V6B 2T5
T 604.428.5255 | F 604.428.5254

williamwright.ca



AVAILABILITY

	UNIT	SIZE SF
Building A	110A	2,295
	130A	988
	230A	717
Building B	200B	2,979
	110G	1,201
Building G	140G	926



FOR MORE INFORMATION CONTACT

CORY WRIGHT
MATTHEW EVERITT



William Wright Commercial Real Estate Services Inc.

123 - 1020 Mainland Street Vancouver, BC V6B 2T5

T 604.428.5255 | F 604.428.5254

williamwright.ca

- HIGH EXPOSURE RETAIL UNITS AVAILABLE FROM 926 - 2,295 SF
- EXISTING & NEW OFFICE UNITS FROM 717 - 2,979 SF
- ACCESS, SIGNAGE AND EXPOSURE ON VEDDER ROAD
- AMPLE PARKING

E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

VEDDER POINTE

Building A

UNIT	SIZE SF
110A	2,295
130A	988
230A	717



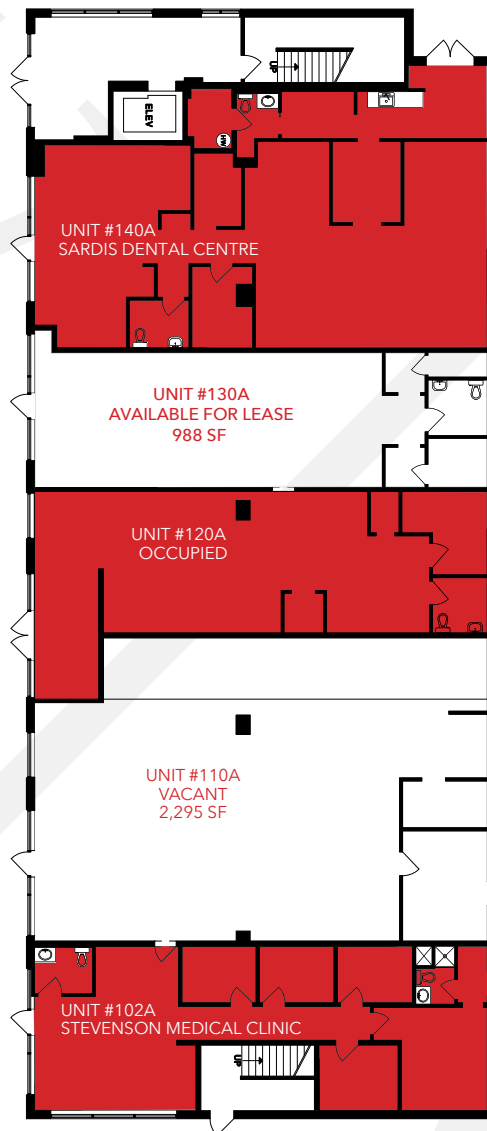
FOR MORE INFORMATION CONTACT

CORY WRIGHT
MATTHEW EVERITT

William Wright Commercial Real Estate Services Inc.
123 - 1020 Mainland Street Vancouver, BC V6B 2T5
T 604.428.5255 | F 604.428.5254

williamwright.ca

Main



Second



E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

VEDDER POINTE

Building B

UNIT

SIZE SF

200B

2,979



FOR MORE INFORMATION CONTACT

CORY WRIGHT
MATTHEW EVERITT

William Wright Commercial Real Estate Services Inc.

123 - 1020 Mainland Street Vancouver, BC V6B 2T5

T 604.428.5255 | F 604.428.5254

williamwright.ca



E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Prop-erties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

VEDDER POINTE

Building G

UNIT	SIZE SF
110G	1,201
140G	926



FOR MORE INFORMATION CONTACT

CORY WRIGHT
MATTHEW EVERITT

William Wright Commercial Real Estate Services Inc.

123 - 1020 Mainland Street Vancouver, BC V6B 2T5

T 604.428.5255 | F 604.428.5254

williamwright.ca



E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

VEDDER POINTE

Building J

UNIT

SIZE SF

Fully Leased



FOR MORE INFORMATION CONTACT

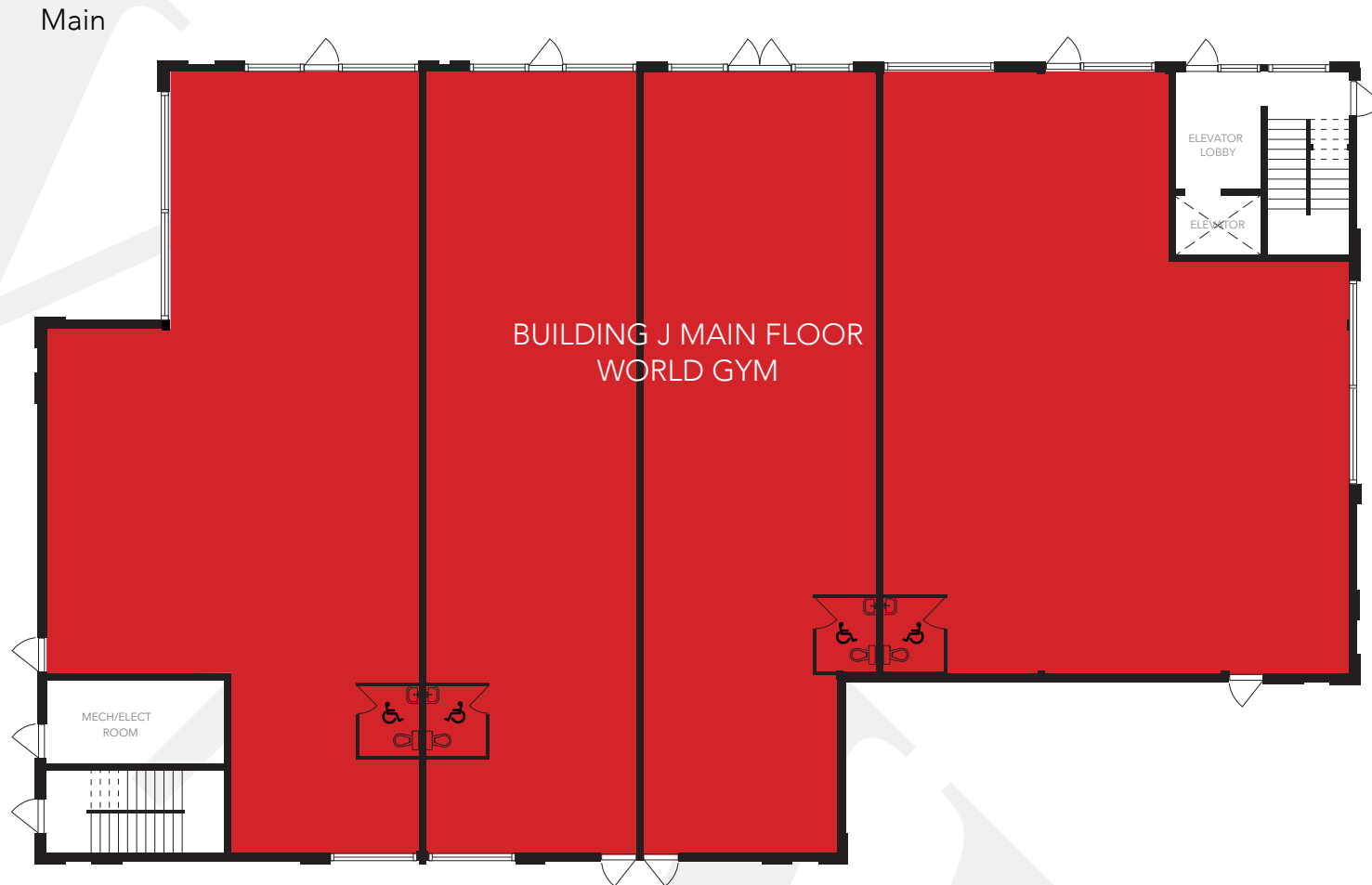
CORY WRIGHT
MATTHEW EVERITT

William Wright Commercial Real Estate Services Inc.

123 - 1020 Mainland Street Vancouver, BC V6B 2T5

T 604.428.5255 | F 604.428.5254

williamwright.ca



Second

VEDDER
POINTE

Building J

UNIT

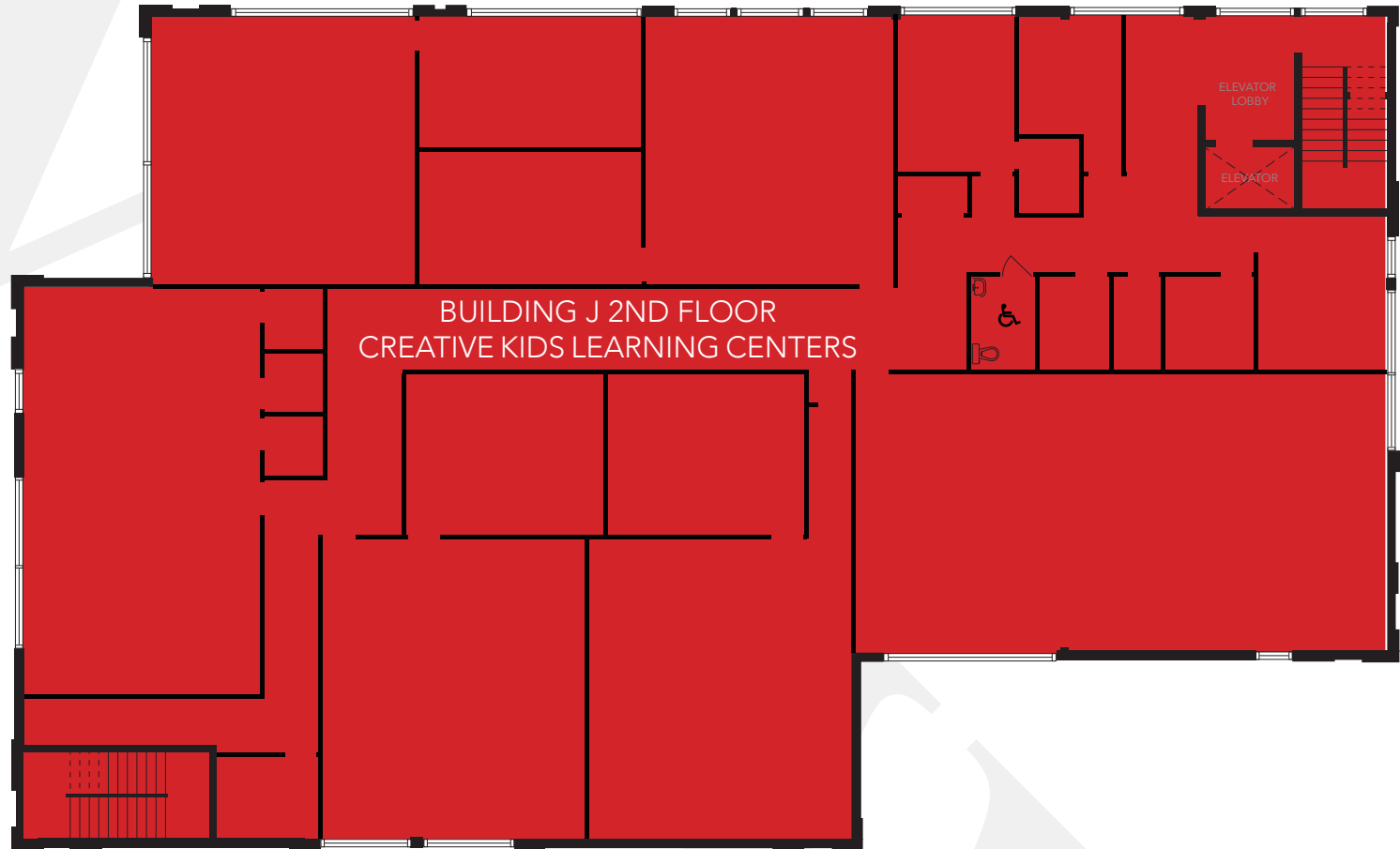
SIZE SF

Fully Leased



FOR MORE INFORMATION CONTACT

CORY WRIGHT
MATTHEW EVERITT



William Wright Commercial Real Estate Services Inc.

123 - 1020 Mainland Street Vancouver, BC V6B 2T5

T 604.428.5255 | F 604.428.5254

williamwright.ca

E&OE: All information contained herein is from sources deemed reliable, and have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Prop-erties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.