

VEDDER POINTE

6640 Vedder Road, Chilliwack, BC



WILLIAM | WRIGHT
Commercial Real Estate Services

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Overview

Located at 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.

Property Highlights

- > High exposure retail units from 926-20,000 SF
- > Second floor office units available from 747 SF
- > Access, signage and exposure on Vedder Road
- > Ample parking

Location

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

Zoning

CD-7 (Comprehensive Development)

Parking

279 surface parking stalls plus 62 underground stalls

Future Phases

The future phase of the project include the following:

- > Retail from 3,000 SF up to 20,000 SF
- > Office spaces up to 18,126 SF



	3 km	10 Minute Drive Time	Chilliwack
2015 Population	30,522	42,955	84,410
2020 Estimated Population	32,140	45,902	89,887
2015 Number of Households	12,221	17,389	39,703
2020 Projected Number of Households	13,266	19,239	43,700
2015 Average Household Income	\$82,279	\$78,463	\$77,946
2020 Projected Average Household Income	\$93,266	\$88,662	\$88,429

Traffic Counts

Approximately 25,131 vehicles per day along Vedder Road, north of Stevenson Road and approximately 2,010 vehicles along South Sumas Rd. (Source: City of Chilliwack 2014 Statistics)

The logo graphic consists of two overlapping, stylized shapes that resemble a mountain peak or a sail. The left shape is a vertical, slightly curved band with a gradient from light orange at the top to a darker orange at the bottom. The right shape is a triangular peak with a gradient from light orange at the top to a darker orange at the bottom, overlapping the right side of the first shape.

VEDDER POINTE

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MATTHEW EVERITT

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Current Tenants

- › Tim Horton's
- › Shoppers Drug Mart
- › BMO
- › Sushi Nabi
- › CLBC
- › VQA
- › Raining Cats & Dogs
- › Dr. Brodie & Dr. Basson
- › The Shear Shoppe



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Availability

	Unit	Size (SF)
Building A	110A	2,295
	200A	747
	210A-8	70
Building B	100B	1,660
	110B	2,143
	140B	1,542
	200B	2,979
Building G	140G	926

Asking Lease Rates:

Retail: \$26.00
Office: \$22.00

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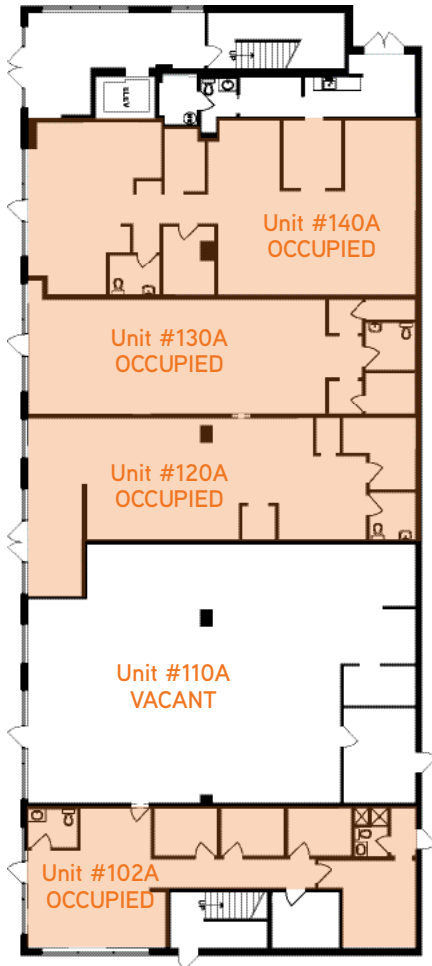
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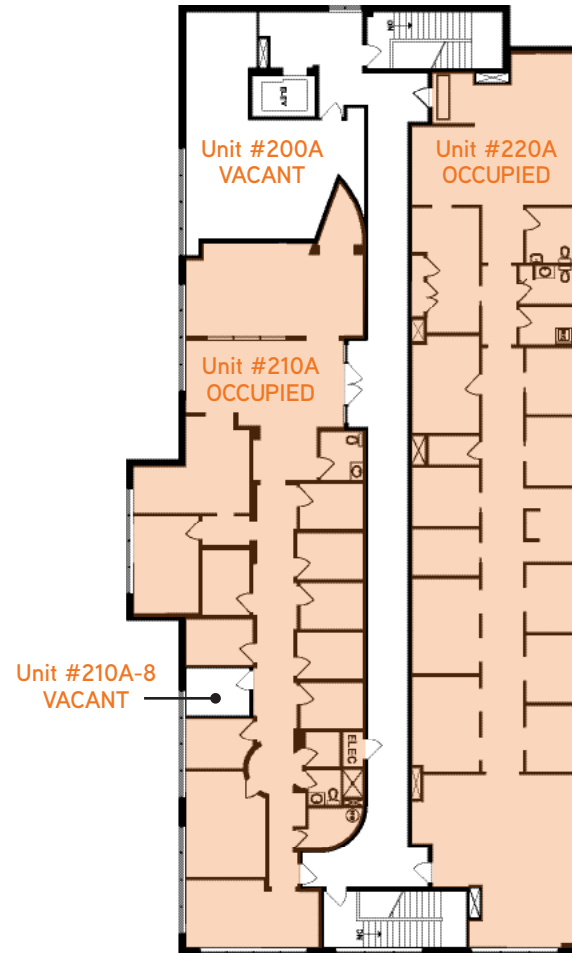
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	Unit	Size (SF)
Building A	110A	2,295
	200A	747
	210A-8	70

Main Floor



Second Floor



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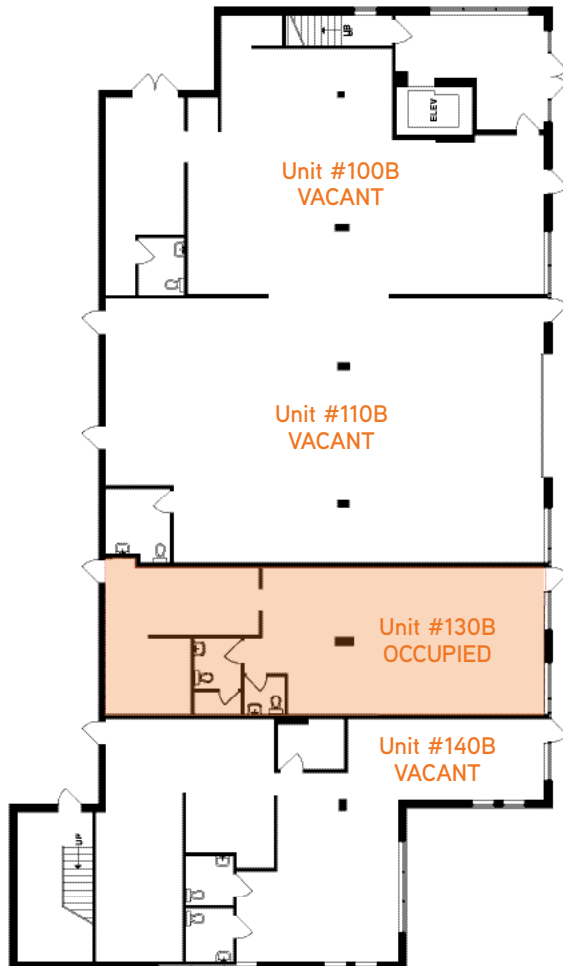
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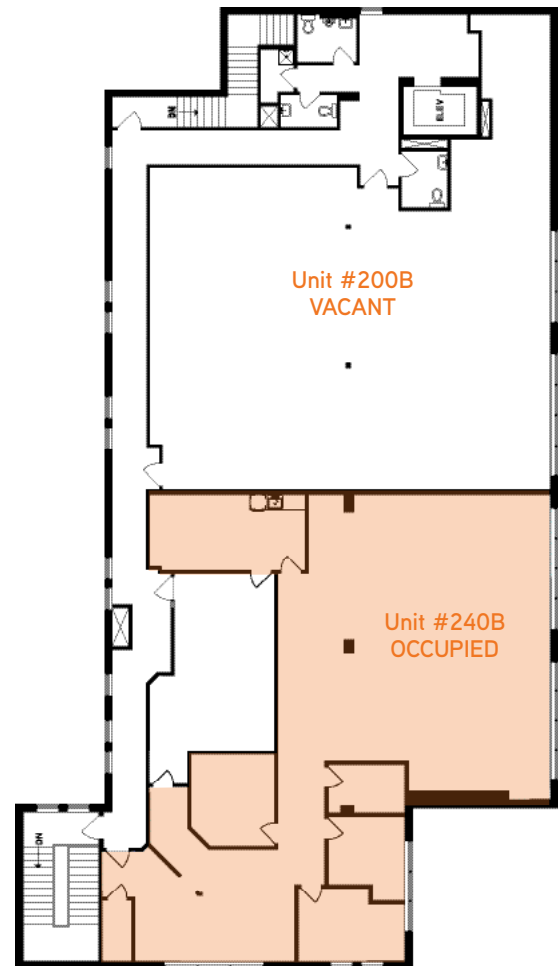
VEDDER POINTE

	Unit	Size (SF)
Building B	100B	1,660
	110B	2,143
	140B	1,542
	200B	2,979

Main Floor



Second Floor



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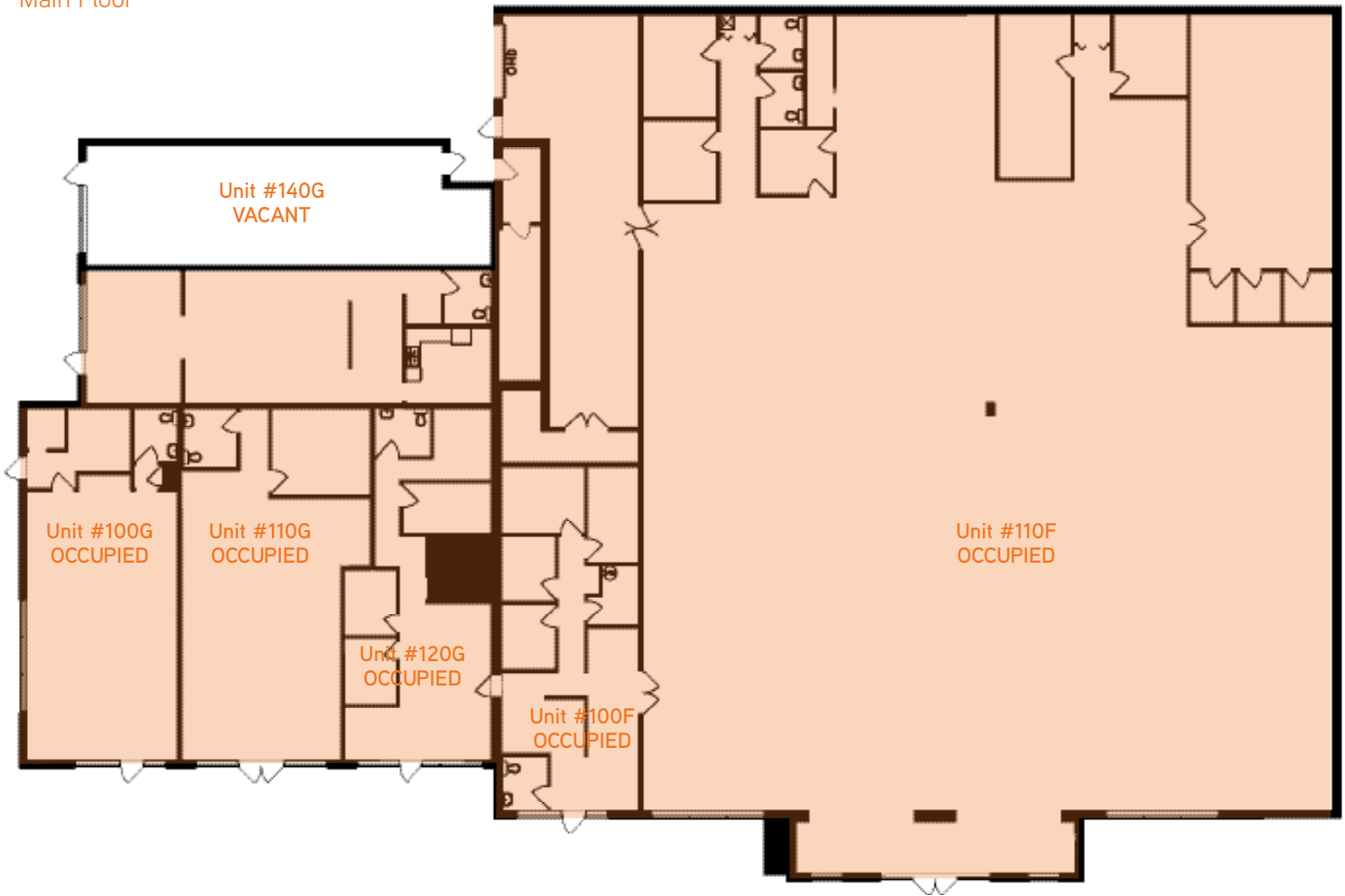


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	Unit	Size (SF)
Building G	140G	926

Main Floor



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