

FOR LEASE

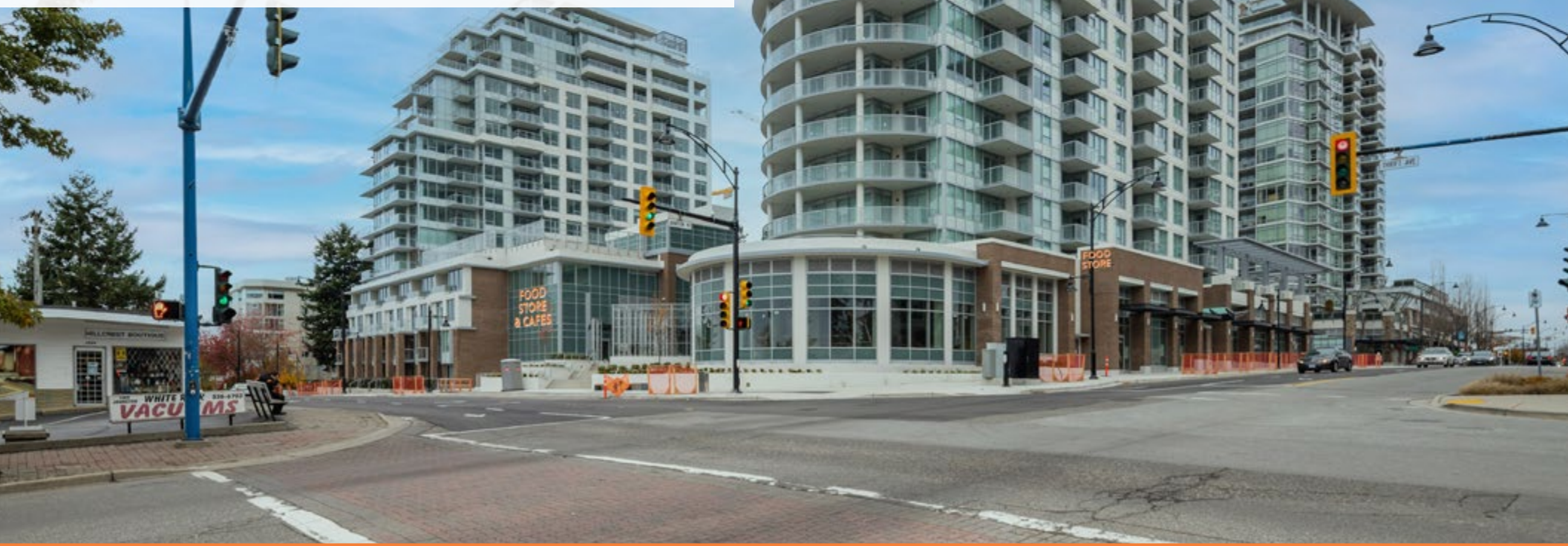
MIRAMAR VILLAGE, WHITE ROCK, BC

WHITE ROCK - NEW GROCERY ANCHORED MIXED-USE DEVELOPMENT

Proudly Leased & Managed by:

**BOSA
Commercial**

Join: **EMPIRE**
COMPANY LIMITED



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Marcus & Millichap

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HIGHLIGHTS

Grocery-Anchored Retail Units in New Mixed-Use Development

75,000 SF of Retail and 473 Residential Units at Full Build-Out

Retail Units Starting from 865 SF and can be Combined up to 5,060 SF

SALIENT DETAILS

Parking: 244 underground stalls for use by the retail/commercial component

Timing: Available Immediately

Additional Rent: \$21.05 PSF

Asking Rates: Please Contact Listing Agent



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 includes two additional towers (Tower 3 and Tower 4) comprised of 248 residential units and 51,707 SF of retail space anchored by an Empire Company owned grocer.

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 6.7% (2019-2024) and an average household income of over \$105,147 per annum.

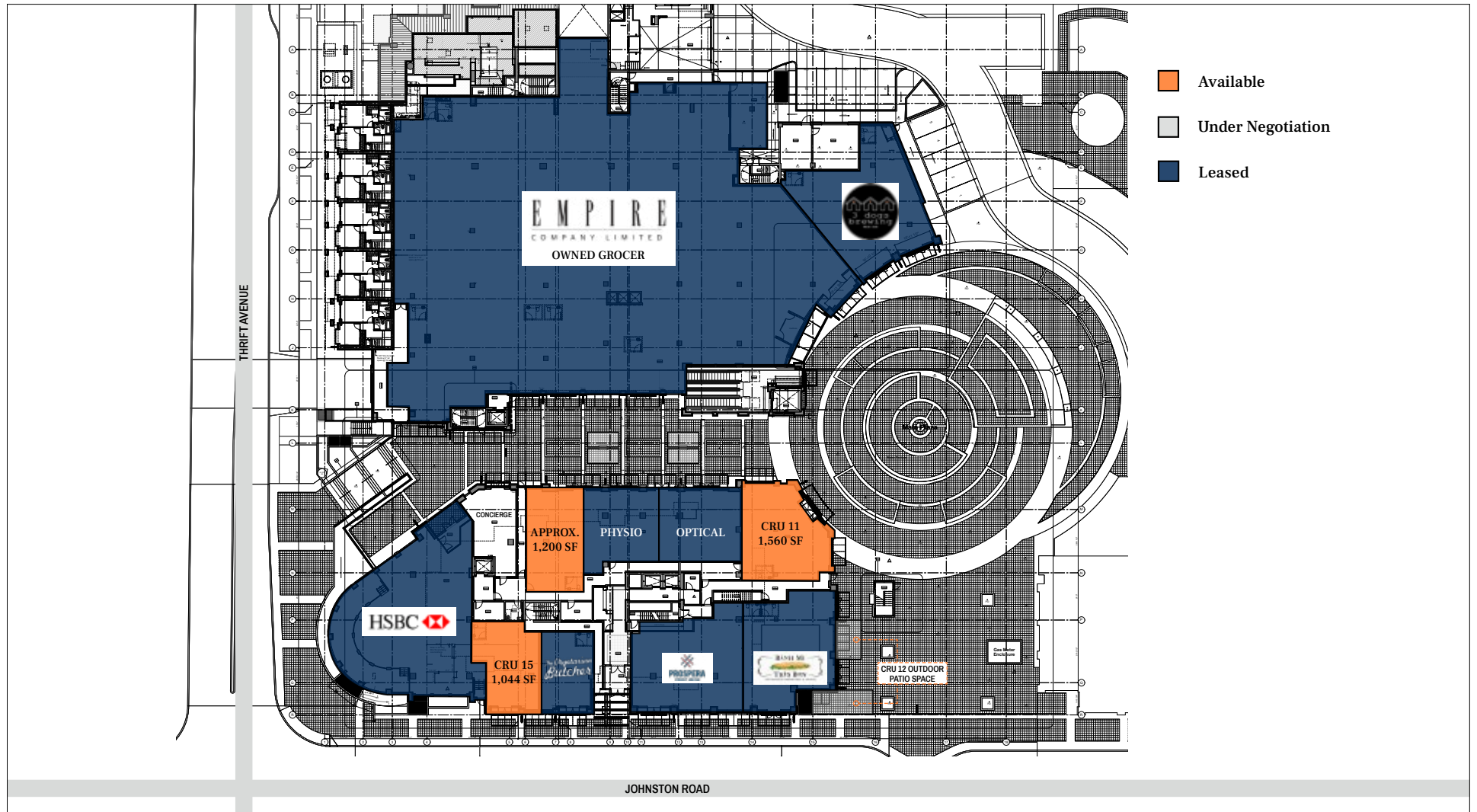
LOCATION

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.

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PHASE 2 RETAIL SPACE SITE PLAN



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1. Subject Site

2. Central Plaza: Scotiabank, TD Canada Trust, Westland Insurance, East Side Mario's

3. RBC

4. Semiahmoo Shopping Centre: Save-On-

Foods, Cobs Bread, BMO, BC Liquor Stores, Browns Socialhouse, Shoppers Drug Mart, Dollarama, Coast Capital Savings, McDonald's, CIBC, White Spot

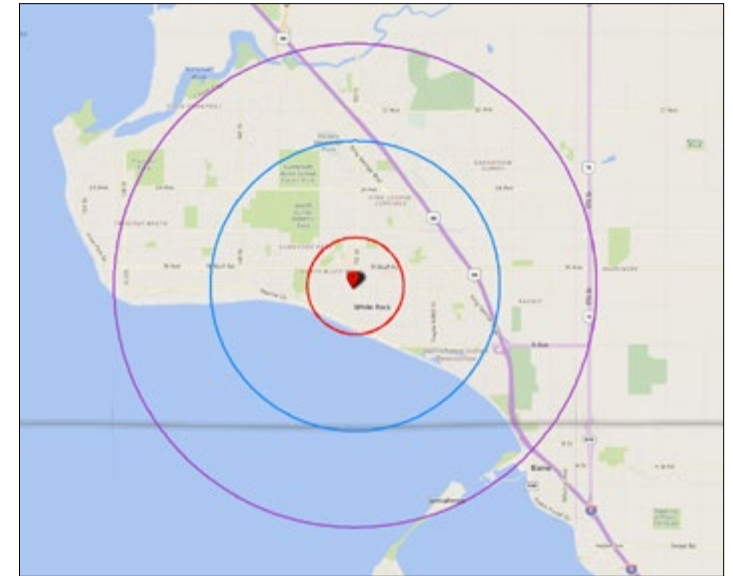
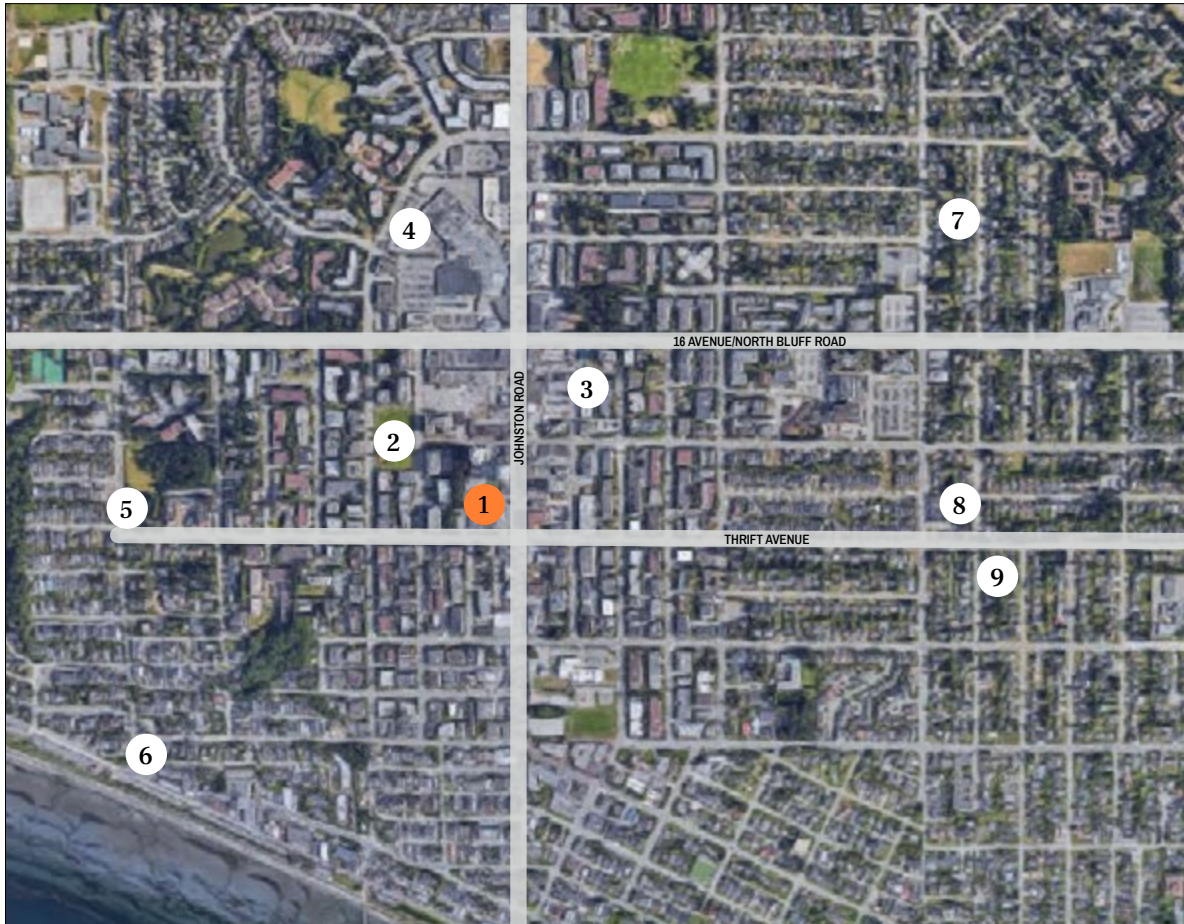
5. Starbucks

6. Fatburger, VanCity

2020 Demographics	1 KM	3 KM	5 KM
Population	17,392	54,211	93,176
Households	9,569	24,580	37,839
Average Household Income	\$87,737	\$104,082	\$122,832

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SURROUNDING DEVELOPMENTS

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

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