



CUSHMAN & WAKEFIELD

FOR LEASE
38188 & 38192
CLEVELAND AVENUE
SQUAMISH, BC



RANKED #1
AS BEST CITY TO WORK IN BC

DOWNTOWN COMMERCIAL (C-4) ZONING PERMITTED USES:

The following principal uses and no others are permitted

- a. apartment dwelling, subject to conditions in Section 4.16
- b. arts and culture
- c. business and professional office, major
- d. child care facility
- e. drive through restaurant subject to Section 26.11
- f. entertainment subject to Section 4.22
- g. fitness centre
- h. funeral parlour
- i. hostel
- j. hotel
- k. public parking
- l. personal service establishments
- m. post office
- n. restaurant
- o. retail store
- p. school
- q. assembly
- r. home occupation, office
- s. liquor primary establishment; and
- t. alcoholic beverage manufacturing (Bylaw 2303, 2013)
- u. pet grooming subject to Section 26.12 (Bylaw 2434, 2016)
- v. drive-through facility, subject to Section 26.13 (Bylaw 2511, 2016)

DEMOGRAPHICS WITHIN 3 KILOMETERS



546	Businesses
6810	Daytime Working Population
17,924	Total Population
1.2%	Projected Growth (2018 - 2023)
6,143	Households
1.6%	Projected Growth (2018 - 2023)
AGES:	
22.0%	< 19
65.6%	20 - 64
12.4%	> 65
37.8	Median Age
\$99,419	Average Household Income

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FOR LEASE 38192 & 38188 CLEVELAND AVENUE SQUAMISH, BC

38192 CLEVELAND AVENUE

Retail Unit For Lease

2,000 sf

Net Rent

\$21.00 psf

Additional Rent (2017 est.)

\$5.43 psf

Anticipated Monthly Gross Occupancy

\$4,405

38188 CLEVELAND AVENUE

Vacant Lot For Lease

6,042 sf

PID

011-816-571; 011-816-597

Net Rent

\$2.00 psf

Real Estate Taxes

\$12,136.40

Monthly Rent

\$1,011.37

RETAIL VACANCY & VACANT LOT

\$5,416.37/monthly



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