

## New Westminster Station Moves Forward on Construction

Piling has started for the parking platform at New Westminster Station, and the 3rd residential tower is nearly completed. Leasing is moving forward steadily. Dan Clark, leasing agent for the site says he's "surprised at the strong demand for space given today's state of the economy." We have recently signed deals with RBC, Shoppers Drug Mart, Safeway, Westland Insurance, Togo Sushi, A&W, International News and Bread Garden to name a few. Services, Fitness, Theatre, Large Format Restaurant, Medical and Fashion are all desirable uses.

This is an unique opportunity to secure space in a one of a kind development for North America - a brand new shopping centre designed around an existing Skytrain station and Bus loop. Being built around a transportation hub such as this, New Westminster Station offers unparalleled access to the Population of Greater Vancouver. The Skytrain station alone handles more than 109,000 weekly boarding and departures. This state of the art mixed use project includes 200,000 SF of retail space attached to 4 residential towers with a total of 1,059 units at completion. New Westminster city has experienced rapid growth with over 7,000 residential units in some stage of development. Despite the economic doom and gloom, interest has been strong, with retailers remaining confident in the development model.



Contact Dan Clark: [Dan@sitings.ca](mailto:Dan@sitings.ca)

### **Columbia Street at 8th Street**

Rates: \$50.00 PSF

Available Sizes: Various

Tenants: Safeway, Shoppers Drug Mart, RBC

Taxes & CAM \$15.00 PSF (est)

Available: 2011

## Construction Begins At Garibaldi Village

Construction is beginning at Garibaldi Village in Squamish, BC. The preload is being removed and construction is expected finish this November. Tenants include London Drugs, BCL, Warehouse One, Westland Insurance, Booster Juice, Cobs Bread, Flight Centre, FatBurger, and Stuntwood, with more deals to be announced soon. It is likely that the retail component will be 100% leased prior to completion. Some office space and a few retail spaces in the 1,000sf and 5,000sf range are available. This site has excellent visibility and access from Hwy 99 and is shadow anchored by Extra Foods, Canadian Tire and Garibaldi Cinemas. The completion of this project will solidify this stretch of Hwy 99 as the premier retail node in Squamish.

### **Highway 99 at Garibaldi Way**

Rates: \$30.00 to \$35.00 PSF

Taxes & CAM: \$7.50 PSF

Available Sizes: 1,164 SF, 4,745 SF, 6,351 SF

Available: November 2009

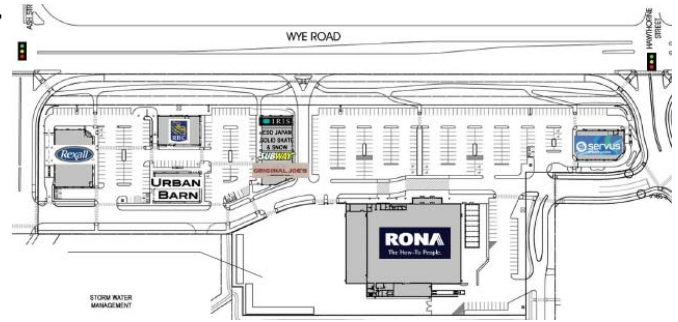
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## Wye Crossing Opens — July 15th

On July 15th of this year, Wye Road Crossing will be fully open for business. This 95,000 SF centre is 100% leased and is anchored by Rona, Rex-all Pharmacy, RBC and Servus Credit Union. Located in one of the most affluent suburbs of Edmonton, Wye Road Crossing is the first phase of a larger development as part of Salisbury Village at Sherwood Park. Wye Crossing is part of a strong retail node that features Wal\*Mart, London Drugs, Canadian Tire and Save On Foods, and will only get stronger with the expansion of Salisbury Village. This site will trade to all of Sherwood park, Strathcona County, and parts of East Edmonton, such as Capilano, Ottewelle, and Kenilworth.

Wye Crossing is the first in a new generation of green shopping centres. This is Ronas first green store in Canada meeting LEED Silver equivalent. This project incorporates a Bio Swail in its “Green Street”. The buildings have reflective roofing, state of the art HVAC with economizers and have added insulation. The result will be a saving of energy and reduced operating costs for the tenants.



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## Retailers on the move

Over the past few months, Sitings has been busy working with strong retailers that have been sticking to their growth plans even in tough times.



Sitings Realty is proud to be the exclusive representative of Mucho Burrito and Extreme Pita in BC. Mucho Burrito is a made to order gourmet Mexican quick service concept that serves a slightly higher price point. Mucho Burrito operates 14 stores, primarily in the Ontario market, and has sold 17 more franchises in Western Canada. They offer lunch and dinner as well as catering.

Extreme Pita operates over 170 locations in North America and emphasizes fresh and healthy food. Extreme Pita has the right concept at the right time, because more and more consumers are looking for a fresh, fast and healthy alternative to traditional fast food.

Both concepts are looking for space in the BC Market. Mucho Burrito is currently sourcing flagship locations in Downtown Vancouver and the lower mainland in the 1,500 to 2,200 sf range with strong daytime populations.



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## Retailers On the Move



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Dollar Giant is actively sourcing sites from BC to Eastern Ontario. Dollar Giant has recently opened stores in Haney Place Mall in Maple Ridge, and in Kozlov Centre in Barrie. 6 more locations are scheduled to open before the end of the year. Growth plans call for another 10-15 stores to be opened in 2010, sourcing locations from BC to Ontario in the 8,000 to 15,000 sf range. Dollar Giant now operates 80 corporate stores.



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XS Cargo is opening a new location in Vaughn Ontario. They are also sourcing a potential new location in East Winnipeg. Please contact us if there are any sites you would like to present.. Stores require approximately 9,000 -11,000 square feet in strong retail areas with easy ingress/ egress, ample parking, and loading for a trailer truck. XS Cargo is one of the largest closeout retailers in Canada and now operates 40 stores nationwide.



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Michaels has over 1000 stores in North America, and is actively searching for infill sites in Western Canada. Typically, they require 17,000 SF for stores in smaller markets and 21,000 SF in larger markets. Michaels currently operates 14 stores in BC, 15 in Alberta, and 5 in Saskatchewan and Manitoba.



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Office Depot is active in Greater Vancouver remodeling existing stores and looking to open a new, more efficient store model. Ideal spaces are about 18,000 SF. Office Depot needs strong area tenants and a relatively high concentration of small to medium businesses (0-50 employees).

## Contact Us:

For more information regarding any of our projects or services, please feel free to contact our office or check our website.

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