



TSAWWASSEN COMMONS

4949 Canoe Pass Way Delta, BC

LEASING BROCHURE



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PROJECT SUMMARY

Join mega retailers Walmart, Canadian Tire, and Rona to service the affluent market of South Delta; and, a large daytime population at the Tsawwassen Ferry Terminal and Delta Port. Tsawwassen Commons is currently comprised of 450,000 SF and highlights are as follows:

- Extensive residential growth nearby - approximately 3,000 new residential units have been approved; many recently developed.
- Across from Tsawwassen Mills, a 1.2 million SF mega shopping centre.
- New business park of 300 acres with potential for 4,000,000 SF of state-of-the-art industrial space planned for a site 5 minutes from Tsawwassen Commons.
- Amazon operates a 450,000 SF warehouse facility in a nearby business park. (Workforce: originally estimated to create 700 full-time jobs.)
- Close proximity to the Tsawwassen Ferry Terminal (workforce: 500 approx.) and Delta iPort (workforce: 3,300 approx.).
- An abundance of surface parking
- Anchored by strong drawing retailers including: Walmart, Rona, Canadian Tire, Home Sense, Dollarama, Staples, Club 16 by Trevor Linden Fitness, Marks, and PetSmart
- An ideal tenant mix comprising large format retailers, big box, restaurants, freestanding uses and shop type retailers
- Surrounded by new residential developments by Tsawwassen Springs, Mosaic, Aquilini, ONNI and the Executive Group
- Easy access
- Well serviced by public transit
- Fair market lease rates



DETAILS

Availability:

Suite #	Plan #	Area (SF)
*2216	V-1 (6)	1,118-3,011
1806	U-1 (3)	2,544
504	CC (2)	1,844

*See Demising Plan on Page 5

Base Rent: Please Contact Listing Agents

Additional Rent (\$/SF):

Suite #	Operating Expenses (PSF)	Property Taxes (PSF)	Total* (PSF)
2216	\$8.47	\$6.99	\$15.46
1806	\$8.47	\$5.94	\$14.41
504	\$8.51	\$6.88	\$15.39

*Estimate for 2026

Management Fee: 5% of Minimum Rent

Commercial Parking: 1,851 for a ratio of 4 stalls per 1,000 SF of rentable area (subject to change)

CO-TENANTS



DEMOGRAPHICS

Drive Time	5 MIN	10 MIN	15 MIN
2025 Population	9,752	49,582	57,329
2030 Populations Projections	10,578	51,423	60,265
2025 Average HH Income	\$143,398	\$162,411	\$167,146
2030 Average HH Income Projections	\$165,139	\$187,562	\$193,488

CONTACT

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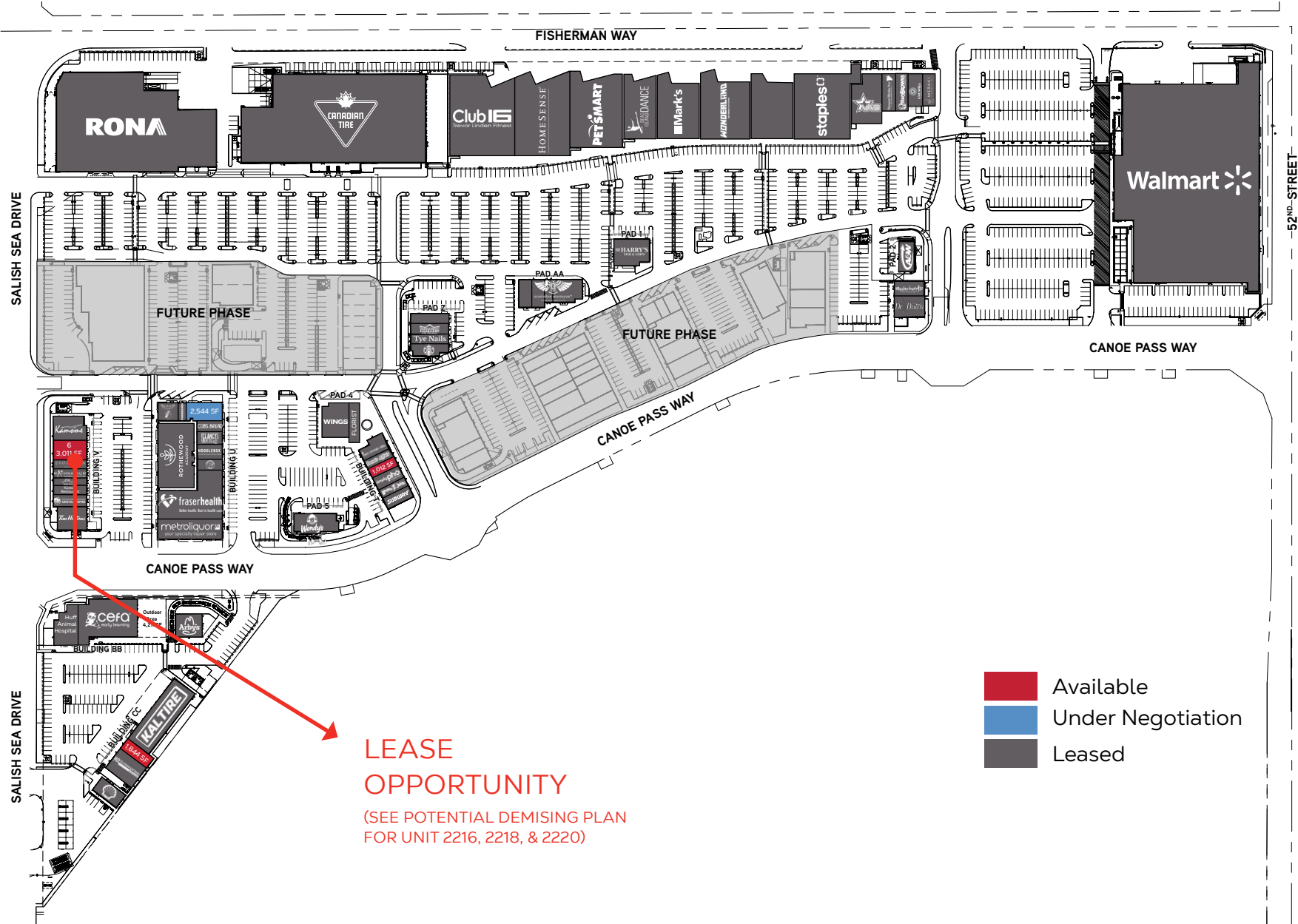
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SITE PLAN

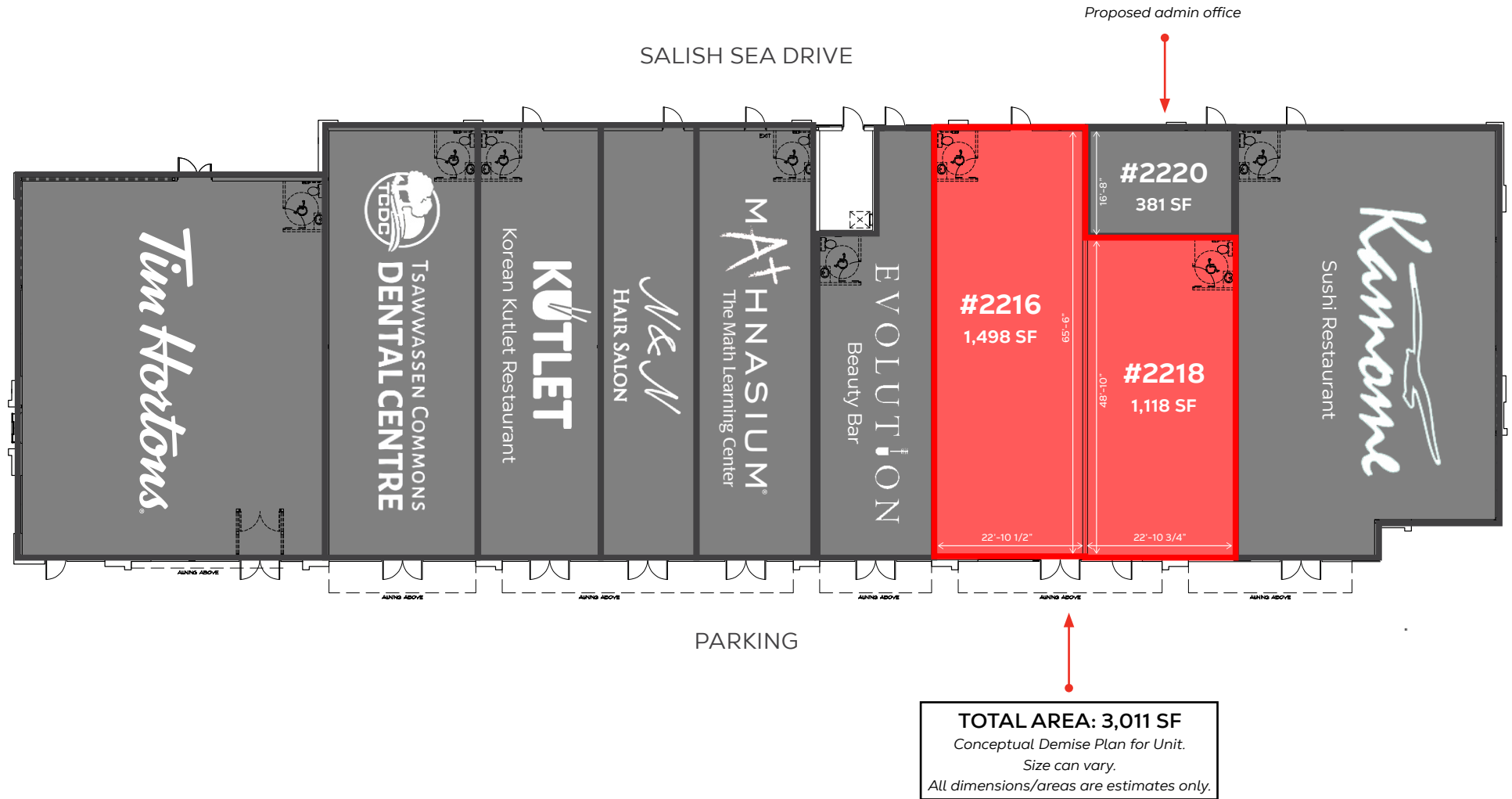


LEASE OPPORTUNITY
(SEE POTENTIAL DEMISING PLAN FOR UNIT 2216, 2218, & 2220)

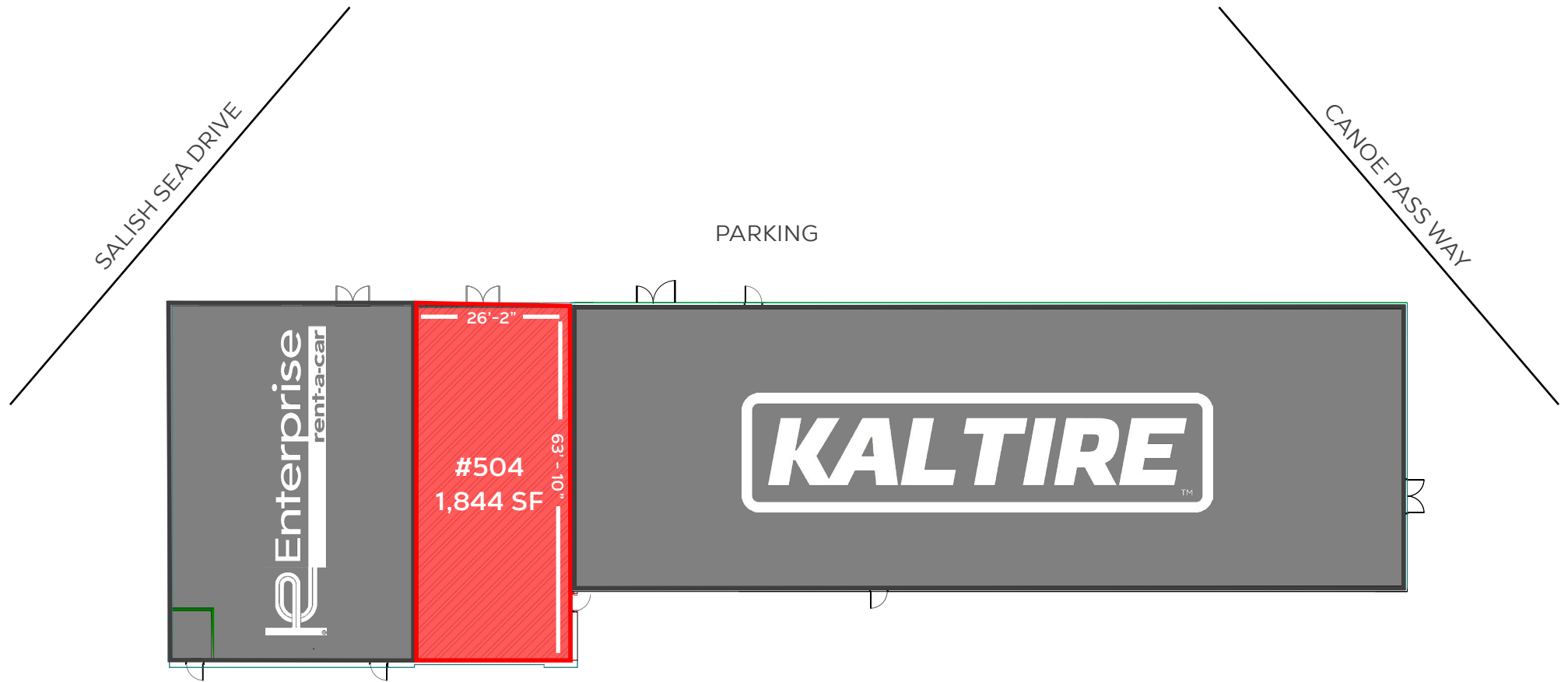
- Available
- Under Negotiation
- Leased

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POTENTIAL DEMISING PLAN - UNIT 2216, 2218 AND 2220



SITE PLAN - UNIT 504



PROJECT PHOTOS



AERIAL

