



97% LEASED

TSAWWASSEN COMMONS

4949 Canoe Pass Way Delta, BC

LEASING BROCHURE

SHELDON SCOTT
Personal Real Estate Corporation
604.788.1225
sheldon@sitings.ca

ARJEN HEED
Senior Associate
604.499.5133
arjen@sitings.ca



SITINGS REALTY LTD.
SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

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

SHELDON SCOTT

Personal Real Estate Corporation
Sittings Realty Ltd

604.788.1225

sheldon@sittings.ca

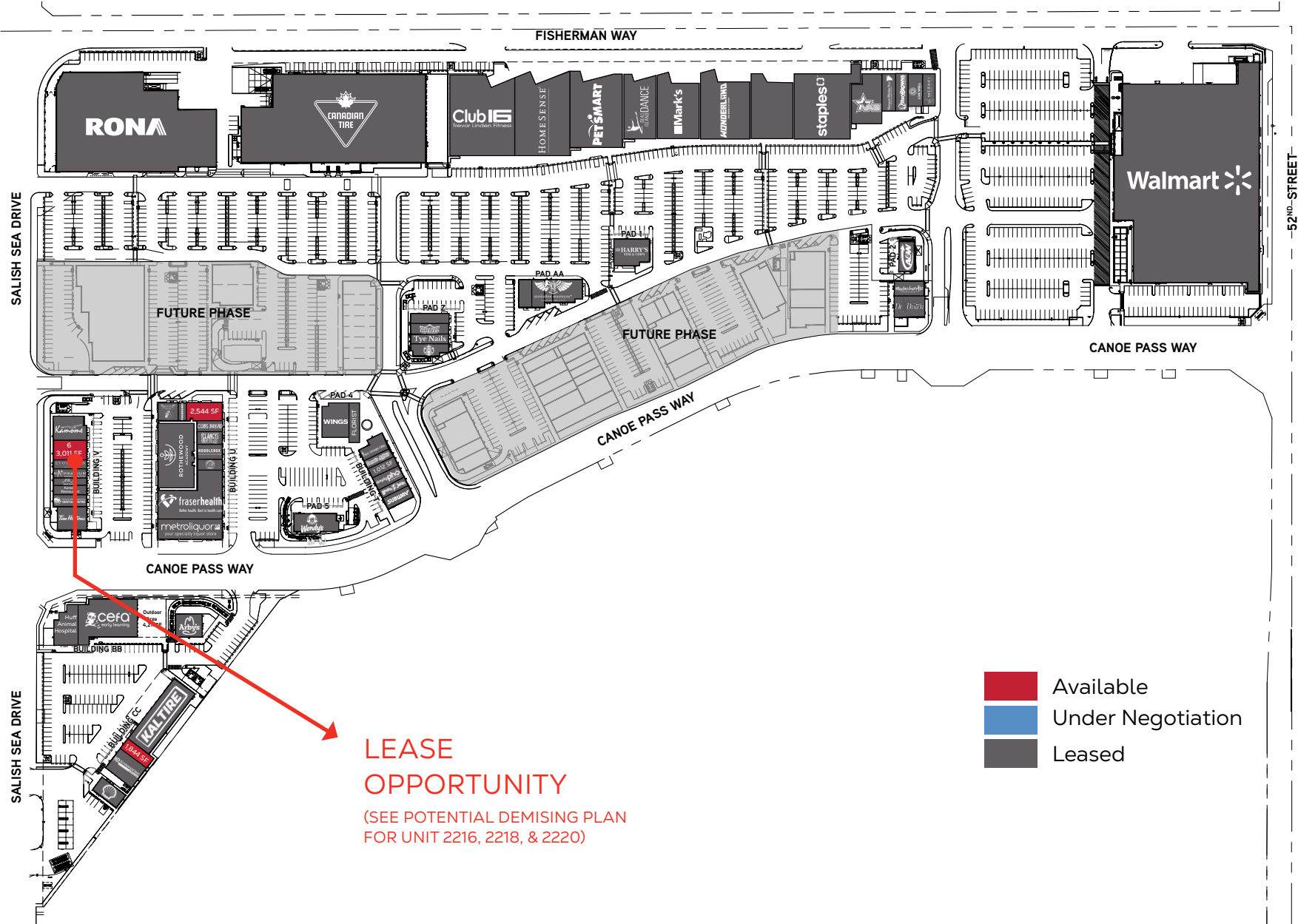
ARJEN HEED

Senior Associate
Sittings Realty Ltd

604.499.5133

arjen@sittings.ca

SITE PLAN

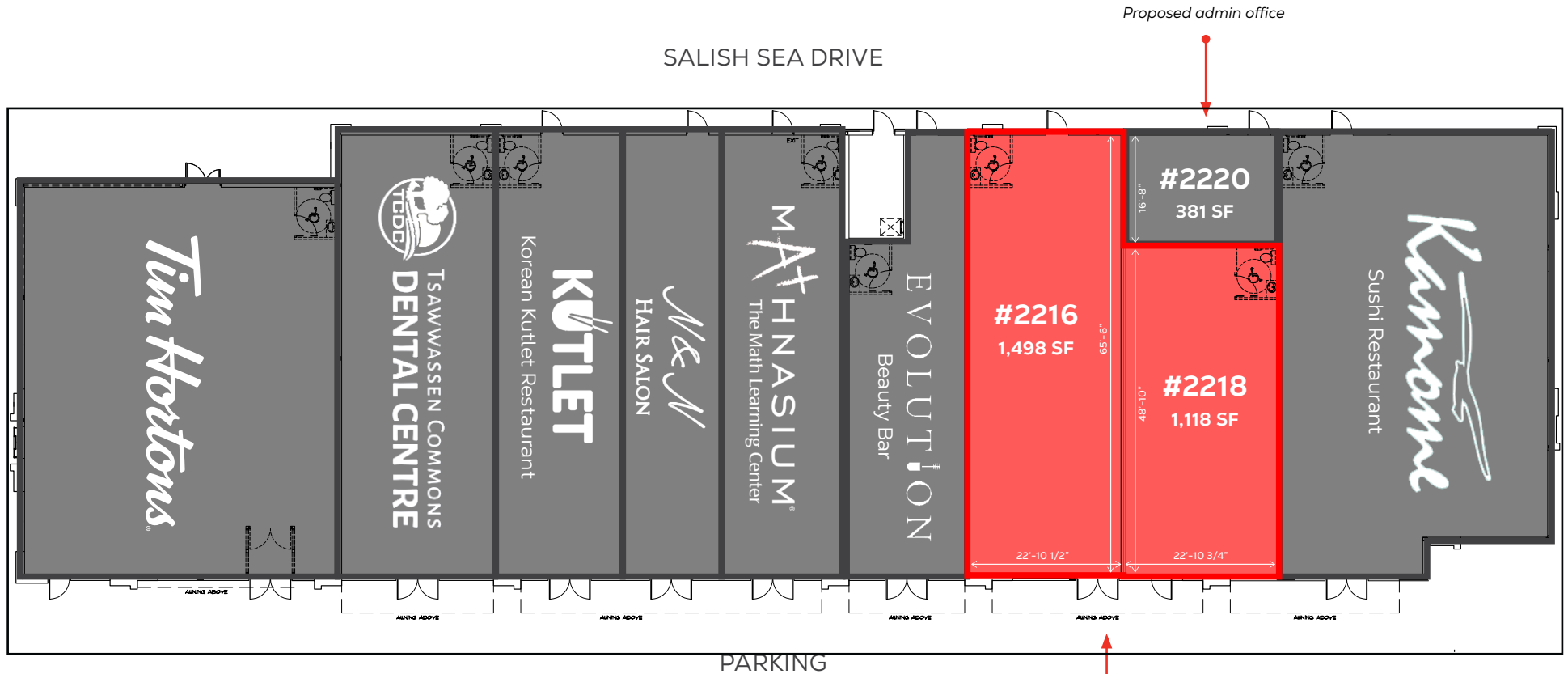


LEASE OPPORTUNITY
(SEE POTENTIAL DEMISING PLAN FOR UNIT 2216, 2218, & 2220)

- Available
- Under Negotiation
- Leased

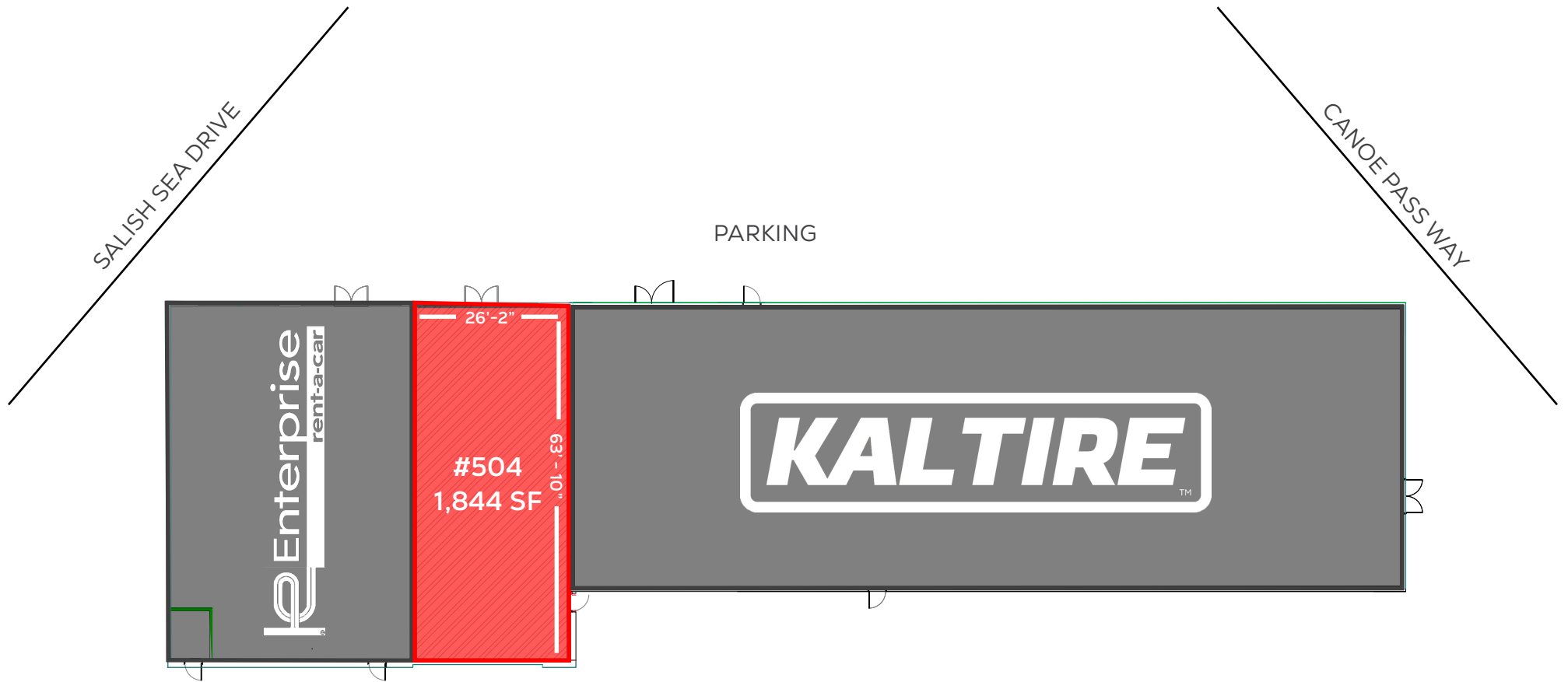
This document/email has been prepared by Sitings Realty Ltd. for advertising and general information only. Although information contained herein is from sources we believe reliable, Sitings Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This document/email is subject to errors and omissions and any interested party should undertake their own inquiries as to the accuracy of the information. Sitings Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. All areas, measurements and dimension herein are approximate, interested parties/tenant are to verify measurements if important to them. This document/email is not an inducement representation.

POTENTIAL DEMISING PLAN - UNIT 2216, 2218 AND 2220

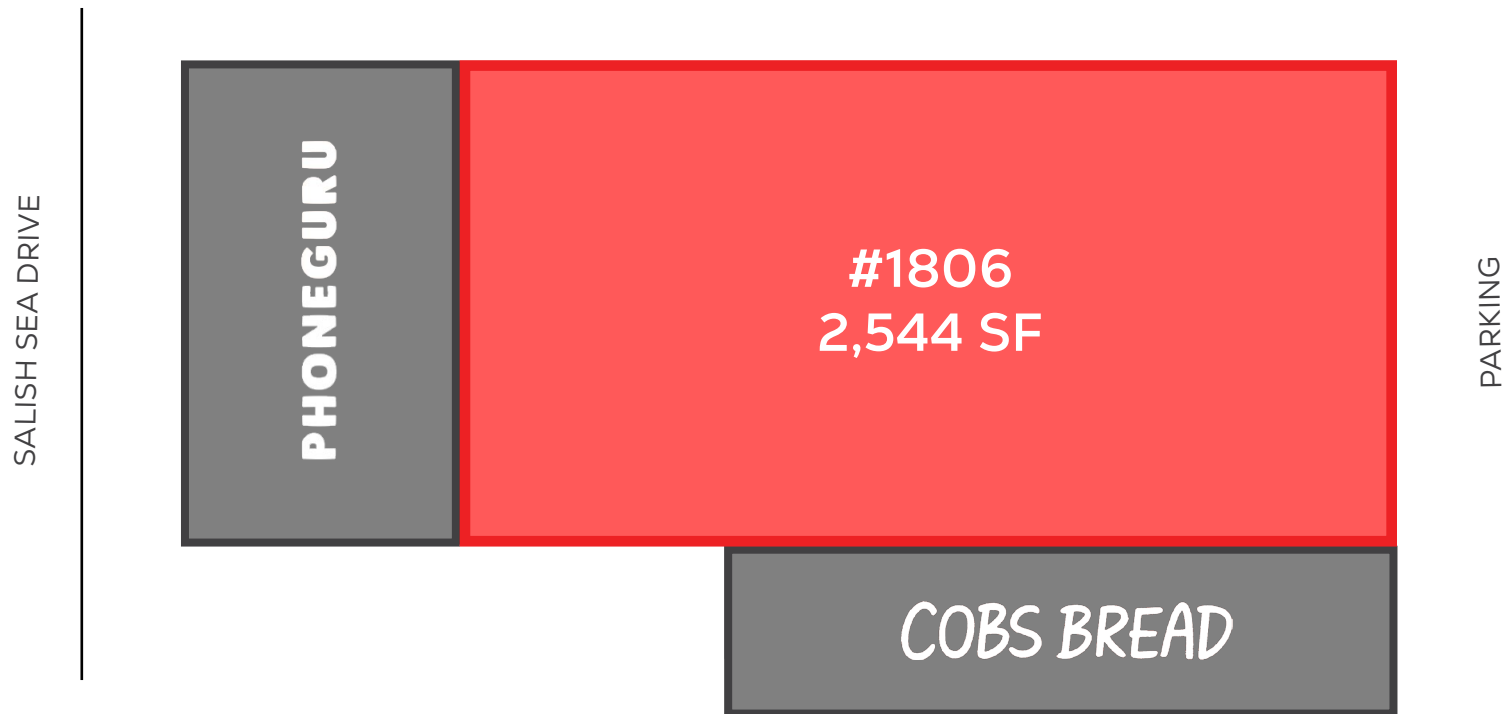


TOTAL AREA: 3,011 SF
Conceptual Demise Plan for Unit.
Size can vary.
All dimensions/areas are estimates only.

SITE PLAN - UNIT 504



SITE PLAN - UNIT 1806



PROJECT PHOTOS



AERIAL

