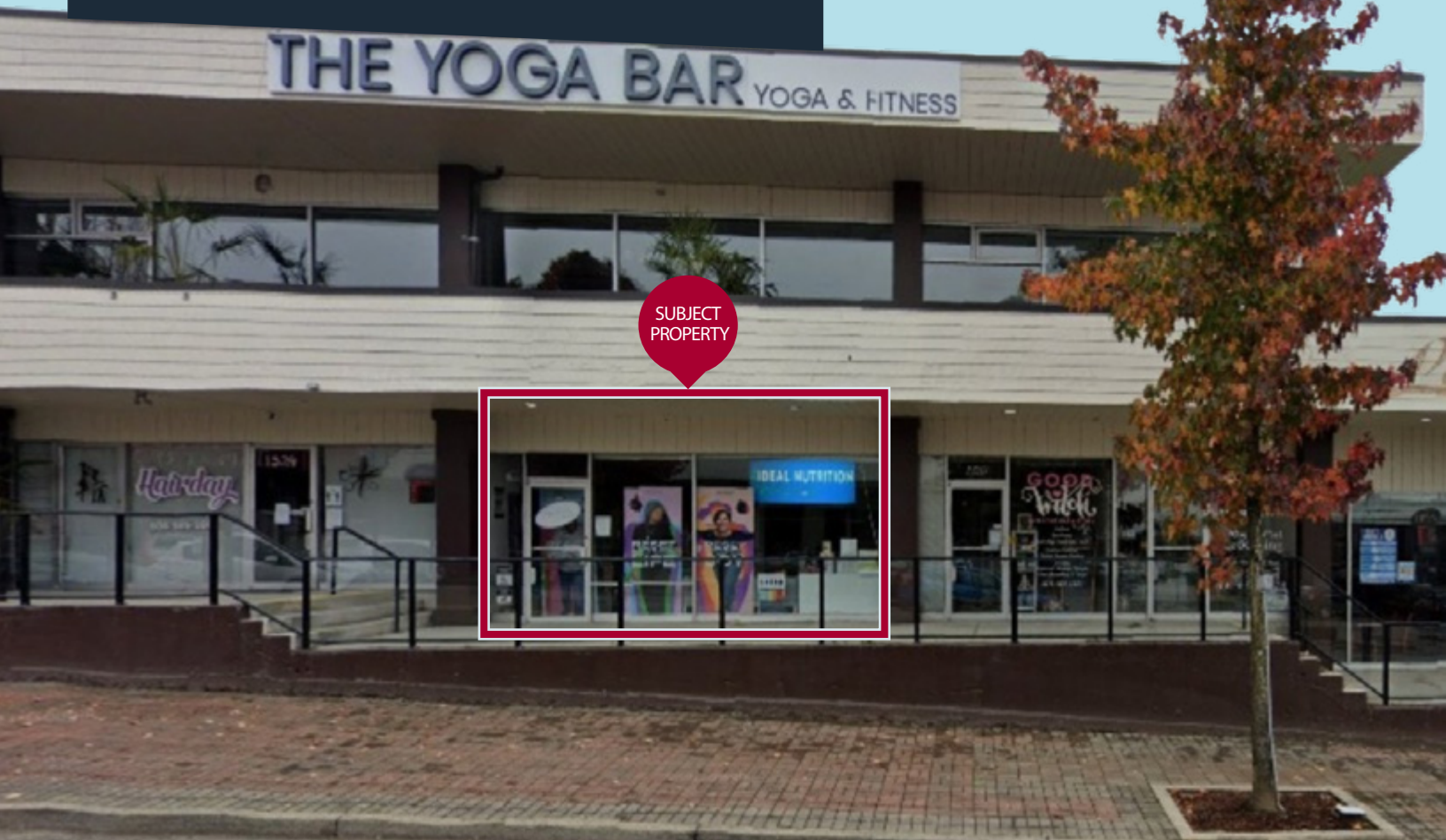


FOR LEASE

RETAIL UNIT IN WHITE ROCK

1310 Johnston Road, White Rock

Fully improved street front retail opportunity
in the heart of White Rock on the corner of
Johnston and Roper Ave.



Jas Chhina

Associate
778.881.1349

Jas.Chhina@macdonaldcommercial.com

Razi Mohamed*

Vice President
778.879.9407

Razi.Mohamed@macdonaldcommercial.com

**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL



PROPERTY DETAILS

ADDRESS
1310 Johnston Rd, White Rock, BC

SIZE
Two Units Available: 750 sq. ft. and 330 sq. ft.

ADDITIONAL RENT
\$17.47 (9.69 CAM + 7.78 Taxes) NNN

LEASE TERM	AVAILABLE
TBA	Immediately

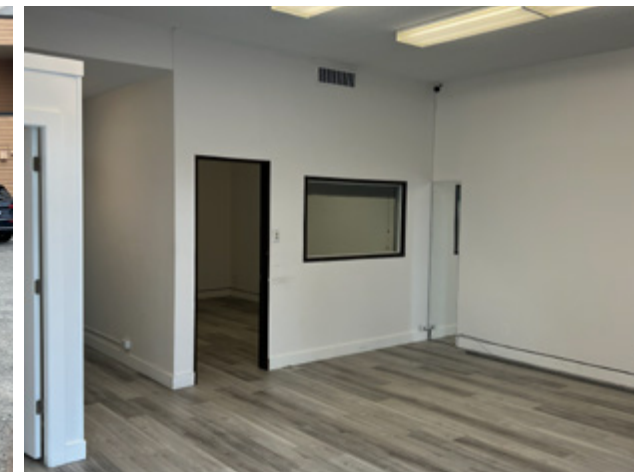
ZONING	BASE RENT
CD 61	\$40 PSF

1310 JOHNSTON ROAD

White Rock

OPPORTUNITY

Prime street-front retail opportunity located in the heart of White Rock, at the corner of Johnston Road and Roper Avenue, just steps from the beach, shops, and high-traffic pedestrian areas. This highly visible location offers excellent exposure and strong signage opportunities, making it ideal for retail, boutique, service, or professional office use. White Rock is a vibrant and affluent seaside community experiencing steady growth in both tourism and local population, providing a thriving environment for business success.

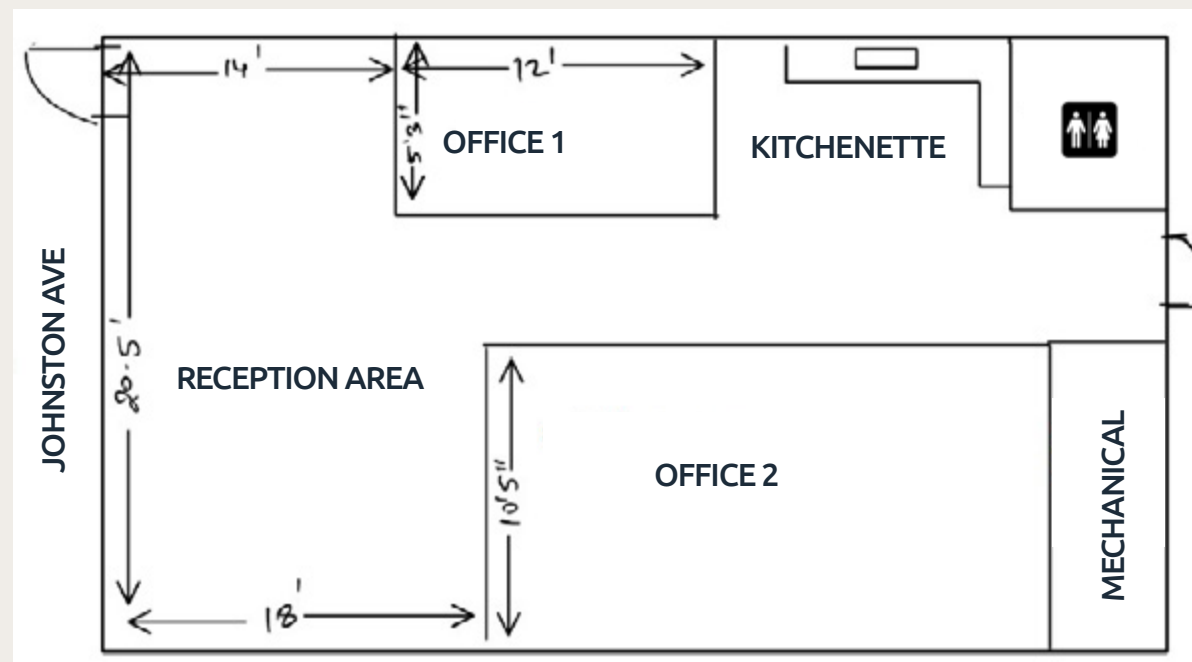


USE OF PREMISES

- » Retail and service commercial use permitted, subject to zoning and Landlord's reasonable approval.
- » Signage permitted in accordance with municipal bylaws and Landlord's approval.

BUSINESS APPEAL

- » Rare opportunity to secure retail premises in one of Metro Vancouver's most desirable coastal markets.
- » Strong potential for both owner-user occupancy or long-term investment value.
- » Limited availability of retail spaces in White Rock enhances long-term growth.



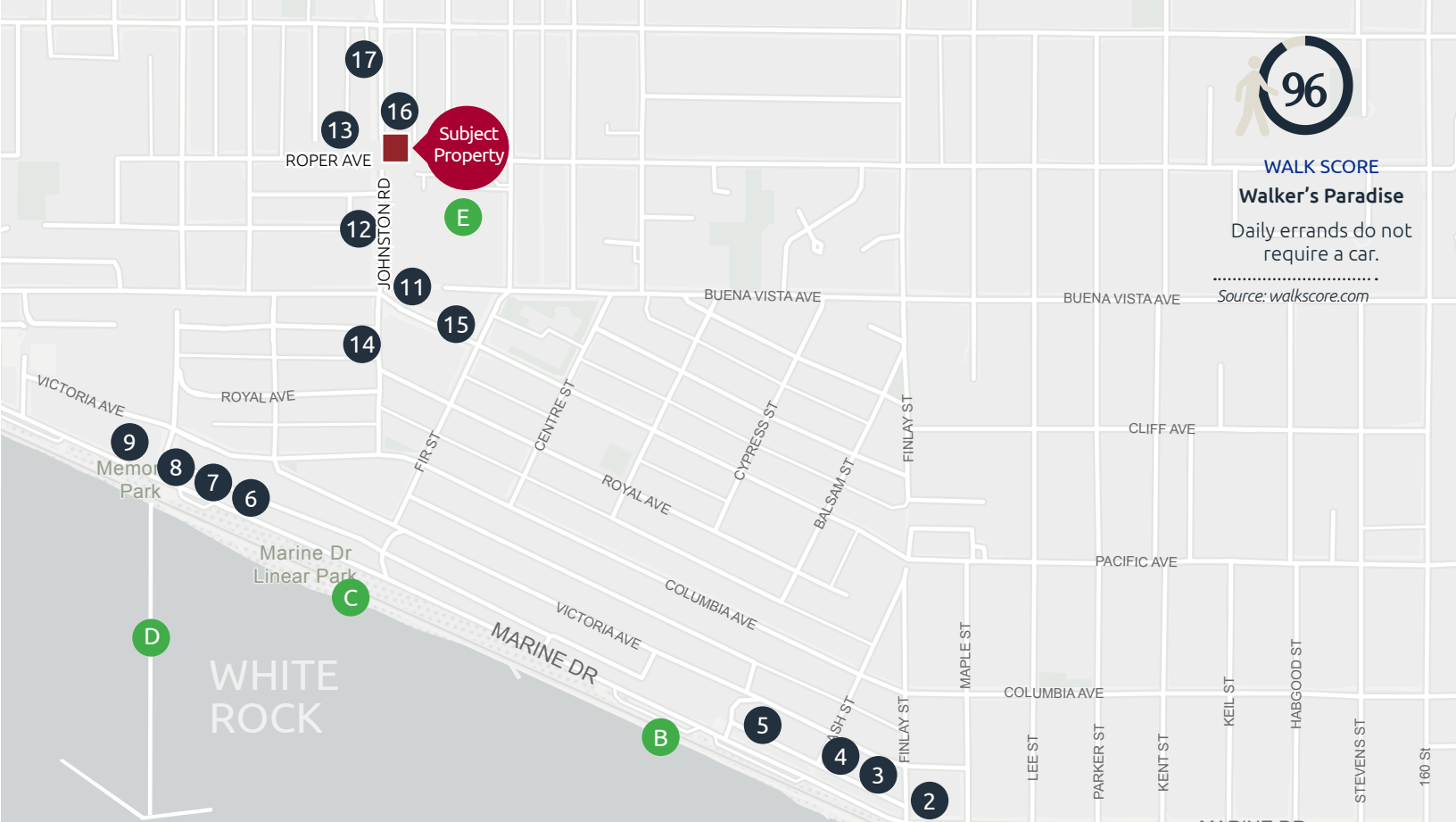
POSSESSION & CONDITION

- » The space is built out for retail storefront, 2 office/ consultant room and back office kitchenette with a staff washroom.
- » Premises delivered "as-is" and can be retrofitted for most uses with minimal improvement cost.
- » Premises is available vacant possession.



LOCATION ADVANTAGES

- » Close to White Rock Pier, Marine Drive shops, and restaurants.
- » Easy access to King George Blvd. and Highway 99. Surrounded by established retailers, cafes, and professional services.



WALK SCORE
Walker's Paradise
 Daily errands do not require a car.
 Source: [walkscore.com](https://www.walkscore.com)

AMENITIES

● SHOPPING & SERVICES

- | | |
|-------------------------------------|---------------------------------------|
| 1. Washington Avenue Grill | 9. Uli's Restaurant |
| 2. Ocean Promenade Hotel | 10. White Rock Museum & Archives |
| 3. Leieve Tea | 11. The Morrison Cafe + Kitchen & Bar |
| 4. Montgomery's Cottage Lunch | 12. Island Cafe |
| 5. Zapoteca | 13. Nami Japanese Restaurant |
| 6. Roots of Punjab Bar & Restaurant | 14. Fiver Corners Cafe |
| 7. Dock's Fish and Chips | 15. Laura's Coffee Corner |
| 8. Maya's Ice Cream | 16. Blue Frog Studios |
| | 17. Chicko Chicken |

● PARKS & SCHOOLS

- A. Semiahmoo Park
- B. East Beach
- C. The White Rock
- D. White Rock Pier
- E. White Rock Elementary School

Jas Chhina

Associate
 778.881.1349

Jas.Chhina@macdonaldcommercial.com

Razi Mohamed*

Vice President
 778.879.9407

Razi.Mohamed@macdonaldcommercial.com

**Personal Real Estate Corporation*

Macdonald Commercial Real Estate Services Ltd.
 1827 W 5th Ave, Vancouver, BC V6J 1P5
www.macdonaldcommercial.com

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.