

**E - 7871 STAVE LAKE STREET MISSION**  
**END CAP UNIT AT HERITAGE PARK CENTRE**

**FOR**  
**SUBLEASE**



**WILLIAM | WRIGHT**

**STEPHEN GAMMER, CCIM**  
PERSONAL REAL ESTATE CORPORATION  
stephen.gammer@williamwright.ca  
604.546.5555





## OVERVIEW

---

This prime 3,257 SF end cap unit at Heritage Park Centre is fully improved as a financial institution, offering an exceptional leasing opportunity in one of Mission's busiest retail hubs. Located on Stave Lake Street near 1st Avenue, the centre is home to key tenants such as Kumon, Canada Post, Dollarama, sushi, dentist, Circle K, pharmacy, restaurants, ensuring high visibility and strong foot traffic. With ample parking and excellent accessibility, this location is ideal for financial services, medical, retail, or restaurant use in a growing commercial district.

## PROPERTY HIGHLIGHTS

---



End cap unit



Excellent exposure



Fully improved as a financial institution



Lease term has 3 additional 5 year options

# SALIENT FACTS



**SIZE**  
+/- 3,257 SQFT



**PARKING**  
Ample



**ZONING**  
NC 1



**BASIC RENT**  
\$28.00/FT



**ADDITIONAL RENT**  
\$16.75/FT



**MONTHLY RENT**  
\$12,245 + GST

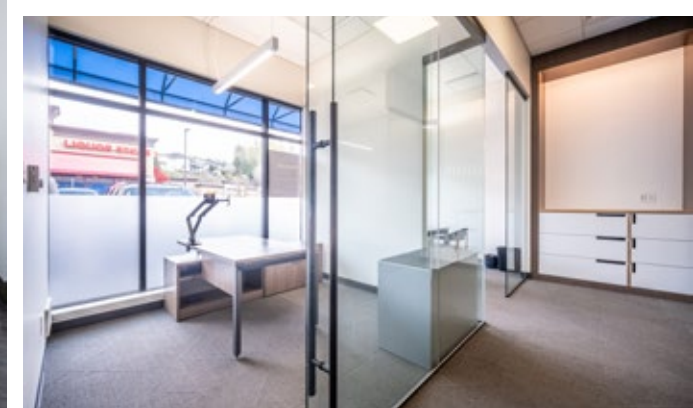
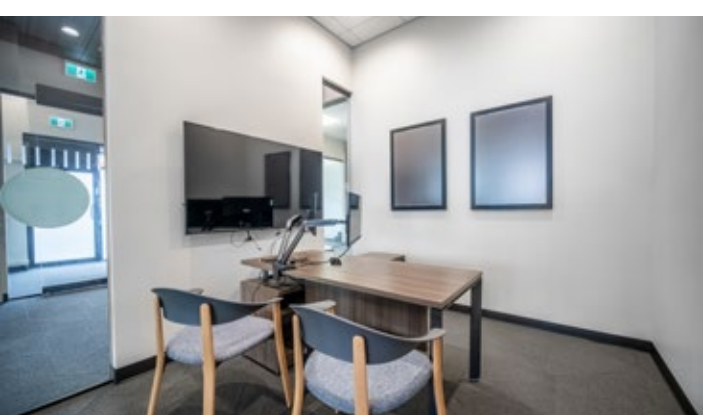


**LEASE EXPIRY**  
Nov 30, 2028

Options to extend can be negotiated beyond the expiry term.



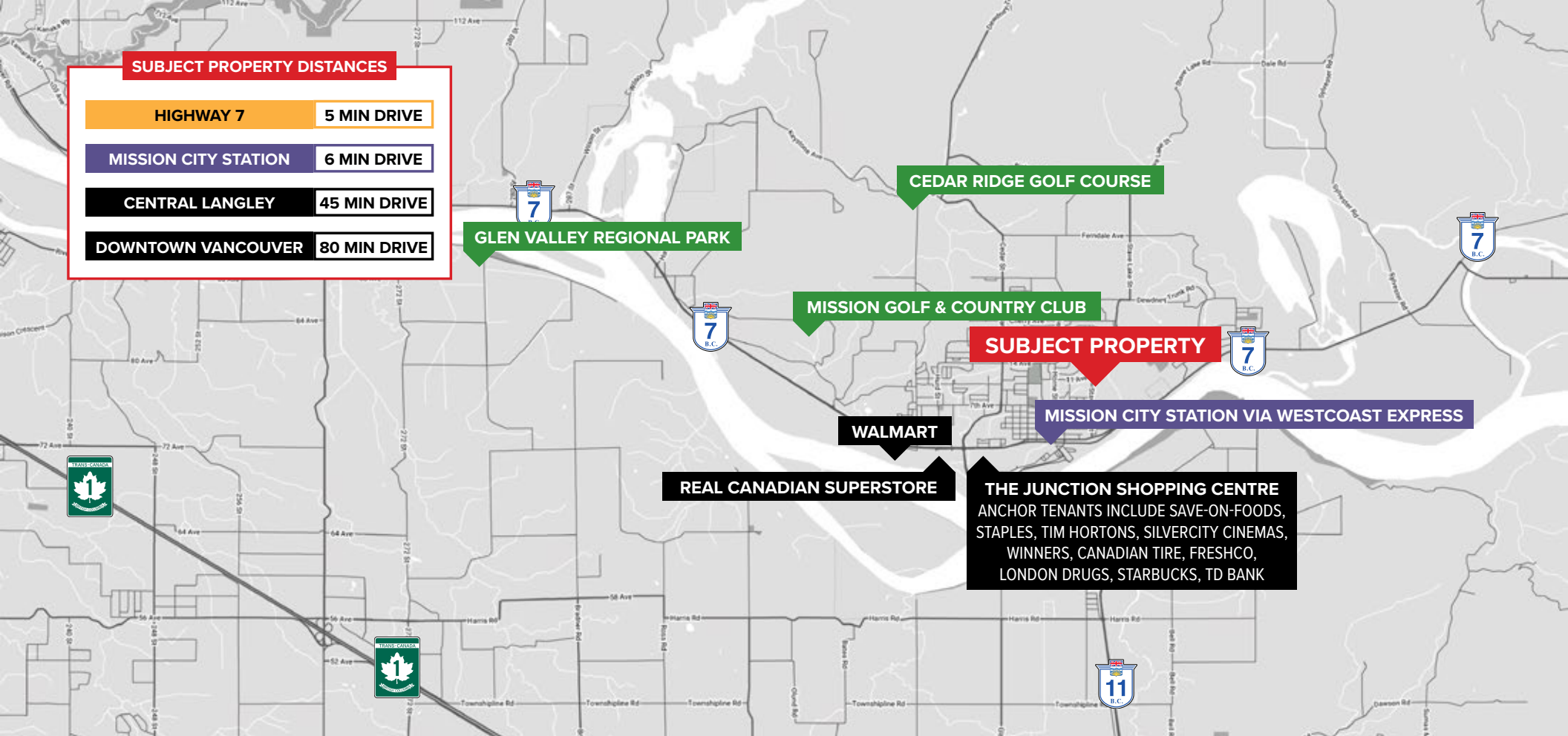
Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.





## ANCHOR TENANTS





### SUBJECT PROPERTY DISTANCES

HIGHWAY 7 5 MIN DRIVE

MISSION CITY STATION 6 MIN DRIVE

CENTRAL LANGLEY 45 MIN DRIVE

DOWNTOWN VANCOUVER 80 MIN DRIVE

GLEN VALLEY REGIONAL PARK

CEDAR RIDGE GOLF COURSE

MISSION GOLF & COUNTRY CLUB

SUBJECT PROPERTY

MISSION CITY STATION VIA WESTCOAST EXPRESS

WALMART

REAL CANADIAN SUPERSTORE

THE JUNCTION SHOPPING CENTRE  
ANCHOR TENANTS INCLUDE SAVE-ON-FOODS,  
STAPLES, TIM HORTONS, SILVERCITY CINEMAS,  
WINNERS, CANADIAN TIRE, FRESHCO,  
LONDON DRUGS, STARBUCKS, TD BANK

## LOCATION

Mission City is a rapidly expanding community nestled along the Fraser River, offering a blend of small-town charm and urban convenience. With a growing population, new residential developments, and a strong local economy, Mission is an attractive destination for businesses and families alike. The city boasts scenic parks, a historic downtown core, and direct access to Highway 7 and the West Coast Express, making it a key commercial and commuter hub in the Fraser Valley.

## FOR MORE INFORMATION CONTACT

**STEPHEN GAMMER, CCIM**  
PERSONAL REAL ESTATE CORPORATION  
stephen.gammer@williamwright.ca  
604.546.5555