



RAINBOW PLAZA

8200 Bear Paw Trail
Whistler, BC

Property Leasing Brochure



PROJECT SUMMARY

 [LINK TO VIRTUAL TOUR](#)

Rainbow Plaza is strategically located at the northern gateway of Whistler on the Sea-to-Sky Highway (Highway 99), just 4.5 kilometres north of Whistler Village. This new commercial/residential development is anchored by a 15,500 SF Loblaw Independent, Chevron gas station, a liquor store, dental office and Cranked Espresso Bar.

- The development has added 65 apartment-style condos to the new Rainbow area. Development on the Rainbow neighbourhood began in 2008 and today consists of a mix of resident restricted housing and market housing.
- The site is easily accessed by a traffic signal at the intersection of Highway 99 and Crazy Canuck Drive.
- Whistler has a current population of approximately 12,000 full time residents with capacity for over 30,000 overnight visitors. The average daily population in Whistler is currently estimated at approximately 34,000 people running up to 70,000 people during peak times.
- Annual tourist visitations hit a record setting 3.48 million visitors in 2017, and is expected to continue increasing upon completion of Whistler Blackcomb's 3 phase improvement plan.
- The improvement plans will include brand new year-round attractions, as well as mountain improvements allowing for increased visitation and additional attractions.



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DETAILS

⚡ UNIT SIZE: 1,800 SF

⚡ ADDITIONAL RENT (EST.): \$13.90 PSF (2020 EST.)

⚡ AVAILABLE IMMEDIATELY

⚡ CONTACT LISTINGS AGENT FOR RATES

⚡ 80 TOTAL PARKING STALLS: 12 UNDERGROUND,
30 SURFACE, 38 COVERED

⚡ WELL POSITIONED FOR: FITNESS, PETFOOD, HAIR/NAIL SALON,
RESTAURANT, PHARMACY, MEDICAL/OFFICE (SUBJECT
TO UNDERWAY RE-ZONING)

AREA TENANTS



ALPENGLOW
DENTAL



LINK TO VIRTUAL TOUR

DEMOGRAPHICS

	1KM	3KM	5KM	10KM
2020 POPULATION	1,368	4,351	7,655	13,944
2020 DAYTIME POPULATION	808	2,859	9,746	16,231
2020 AVERAGE HH INCOME	\$135,403	\$140,196	\$131,334	\$134,322
2020 MEDIAN AGE	37.5	36.3	34.9	34.6

CONTACT

NANCY BAYLY

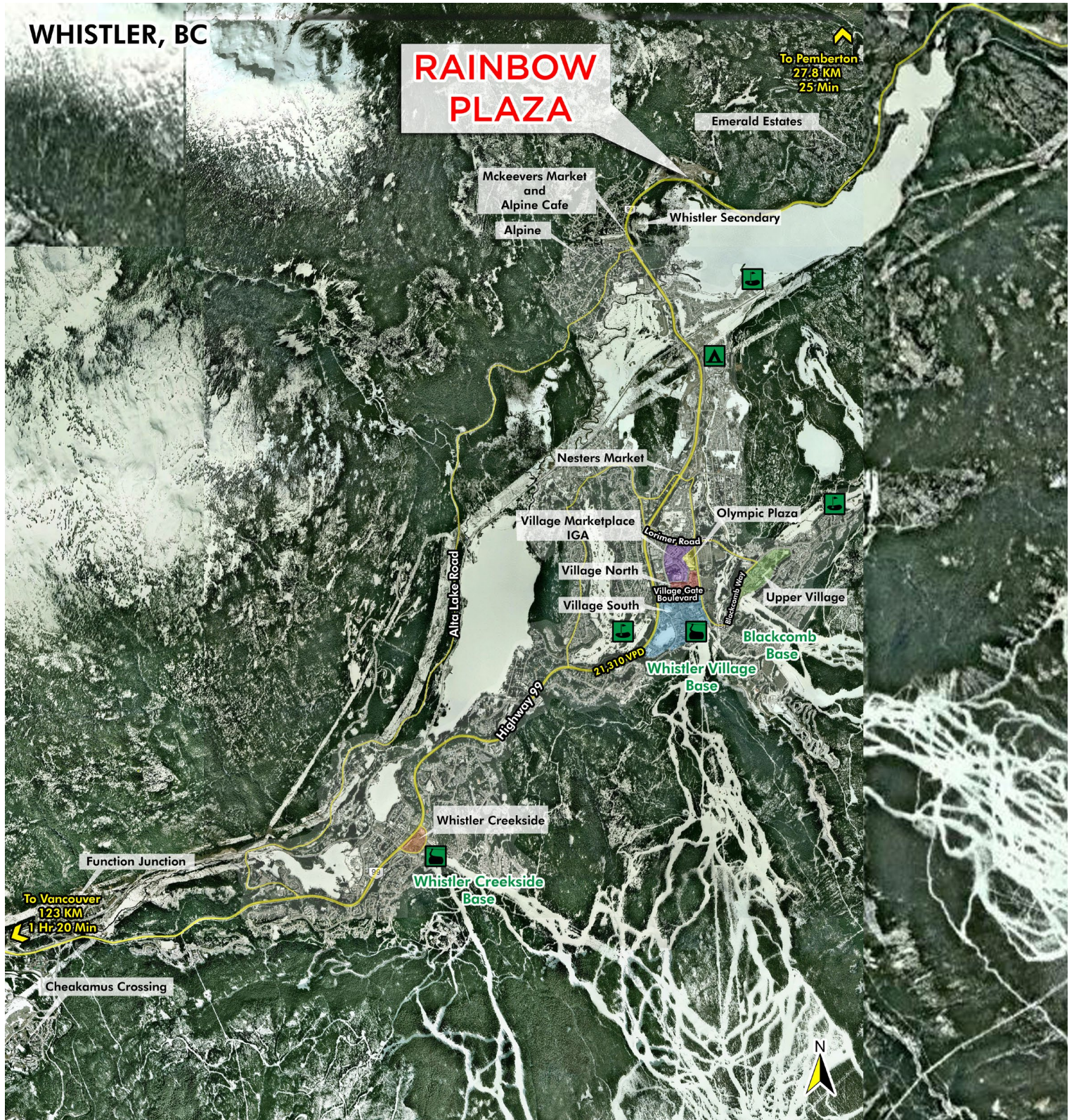
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RAINBOW PLAZA

Whistler, BC



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SITE



To Pemberton
27.8 KM
25 Min

Blackcomb Mountain

Emerald Estates

Green Lake

Lost Lake Park

Waldorf School

Nicklaus North/
Green Lake Estates

White Gold/Village North

Blackcomb
Benchlands

Village South

SHOPPERS & Rexall

Whistler Secondary
School

Village Marketplace

BC LIQUORSTORES

MARKETPLACE & Rexall

Blackcomb
Base

THE GROCERY STORE

BC LIQUORSTORES

Rainbow/
Baxter Creek

Alpine Meadows

Meadow Park
Sports Centre

Nicklaus North
Golf Club

NESTERS

LIQUOR STORE

Pet Store Samurai Sushi TELUS

WHISTLER
VILLAGE

Whistler
Base

To Vancouver
126KM
1 Hr 40 Min

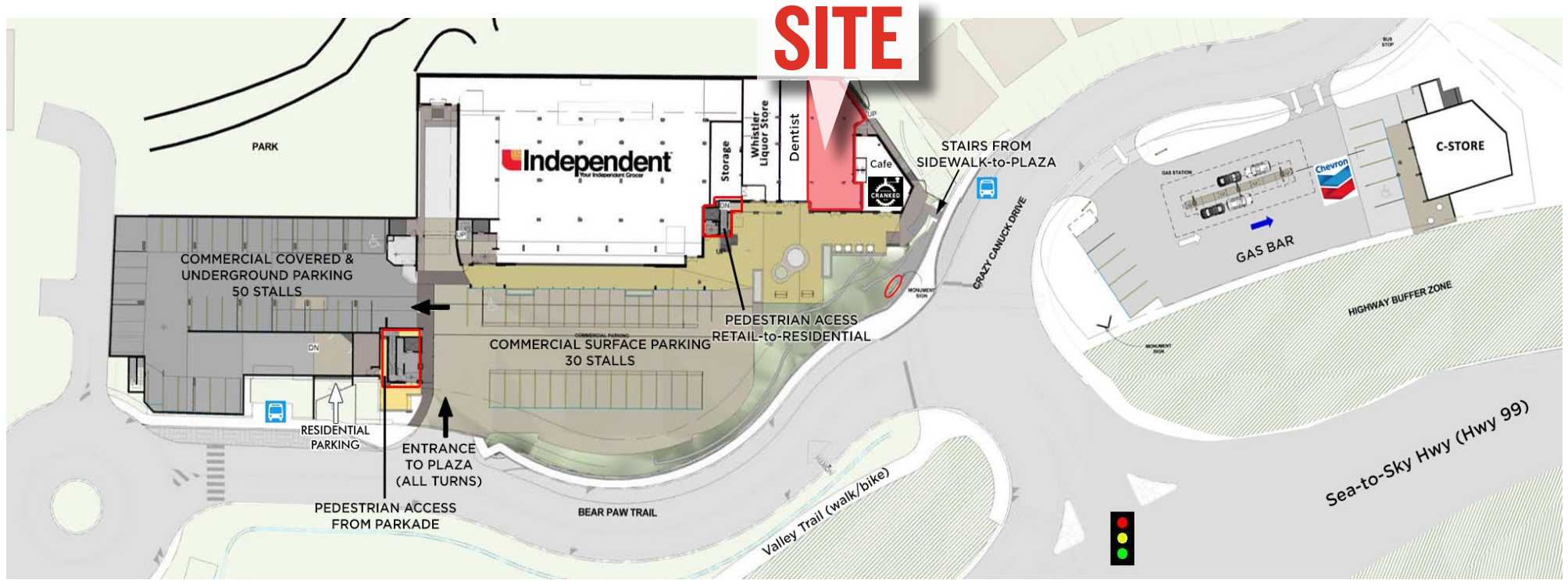
Whistler Elementary

Tapleys Farm/ Whistler Cay

Whistler

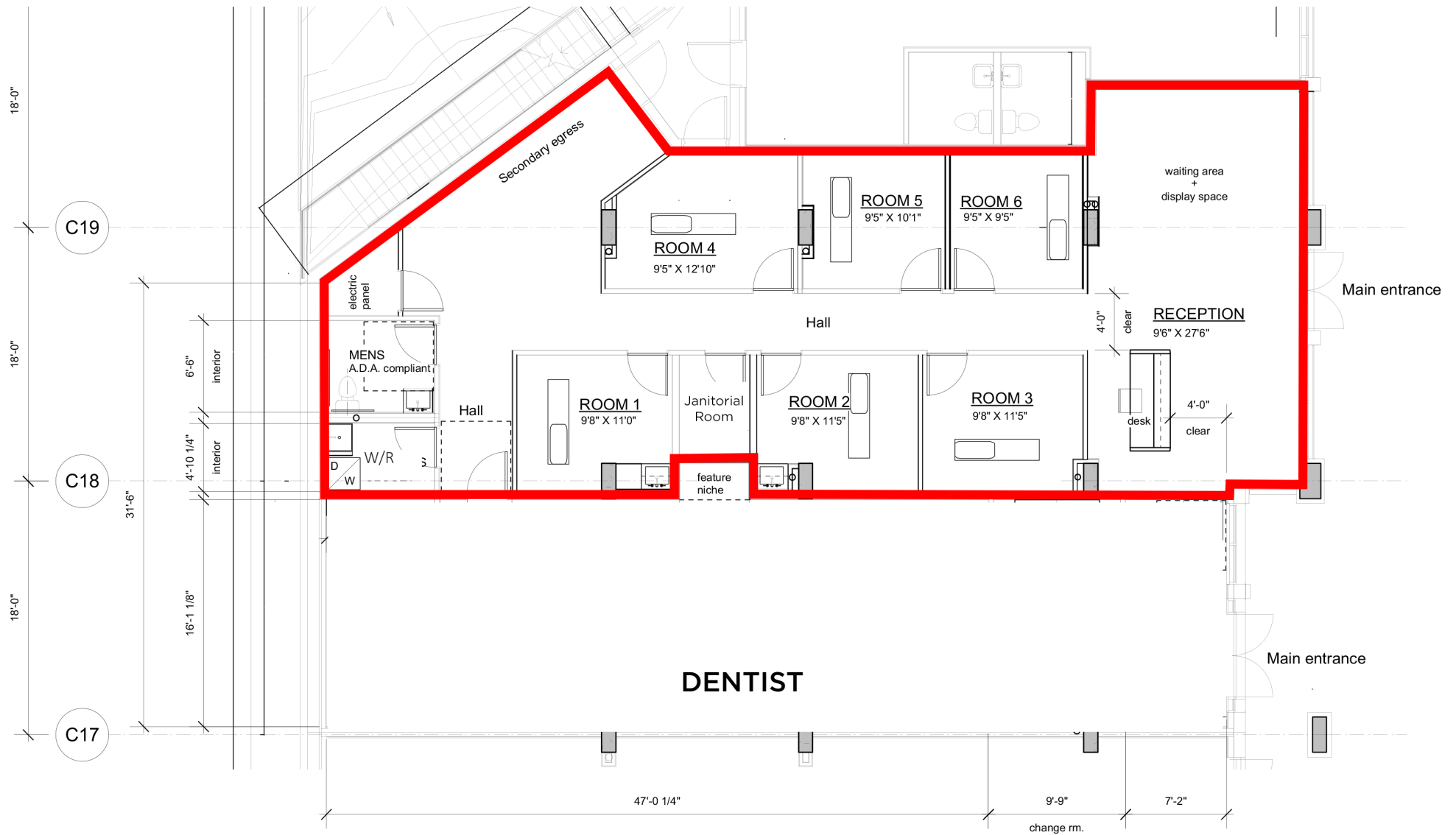
RAINBOW PLAZA

Whistler, BC



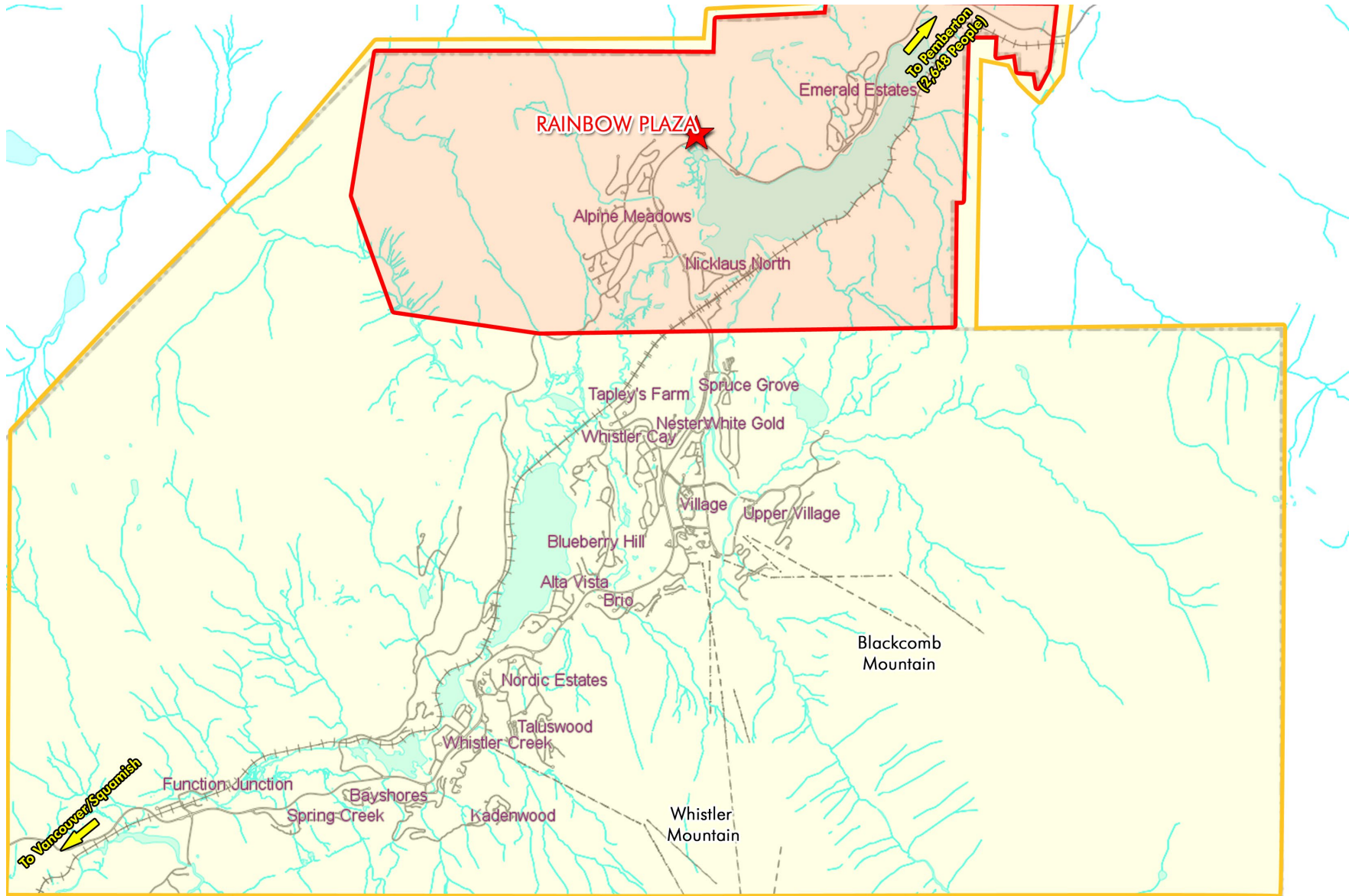
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APPROXIMATE AS-BUILT PLAN



 [**LINK TO VIRTUAL TOUR**](#)





PRIMARY & SECONDARY TRADE AREAS DEMOGRAPHICS

	PRIMARY TRADE AREA	SECONDARY TRADE AREA
2020 POPULATION	4,426	14,923
2020 DAYTIME POPULATION	2,887	17,556
2020 AVERAGE HH INCOME	\$139,829	\$132,517
2020 MEDIAN AGE	36.2	34.8
2020 DOMINANT AGE CATEGORIES	25 TO 34 YEARS (22.4%) 35 TO 44 YEARS (17.9%)	25 TO 34 YEARS (28.1%) 35 TO 44 YEARS (18.2%)
2020 MALE POPULATION	2,397 (54.1%)	8,121 (54.4%)
2020 FEMALE POPULATION	2,030 (45.9%)	6,802 (45.6%)
2020 VISIBLE MINORITY POPULATION	657 (14.7%)	1,508 (10.6%)

RAINBOW NEIGHBOURHOOD

The Rainbow Neighborhood has rapidly grown and today consists of a mix of Resident Restricted and Market Housing:

- Resident Restricted Housing: 150 units (780 Beds)
- Solena: 20 units of 'Senior Resident Restricted Housing' (35 beds)
- Rainbow 'Market Housing lots': 35 single family & 16 multi-family lots
- Baxter Creek 'Market Housing': 48 single family lots and 41 townhomes
- A second 20 unit 'Senior Resident Restricted' development proposed for 2018 (35 beds)
- Ronmor's Rainbow Plaza development will add 65 new units (80 Beds)

"Resident Restricted Housing" means residents must work a minimum average of 20 hours per week within Whistler or be a retiree who was employed in Whistler for five of the six years prior to ceasing employment. At full build out, the Rainbow neighborhood will be able to house in excess of 1,200 people, majority of which will be full time residents working and raising their families within the community.

RAINBOW PLAZA TRADE AREA

Located at the Northern Gateway to Whistler, Rainbow Plaza will trade to the surrounding neighborhoods of Emerald, Rainbow, Green Lake/ Nicklaus North and Alpine Meadows, which represents a 3,000+ person trade area (32% of Whistler's total population). In, addition to the residential population these neighborhoods also provide vacation homes to out-of-towners coming to ski, bike and enjoy the abundant amenities Whistler has to offer.

Due to its location, retail at Rainbow Plaza will also service the community of Pemberton, located approximately 25 mins north of the development. Of Pemberton's 2,648 residents, approximately 60% work in the whistler community and commute past Rainbow Plaza daily. The closest retail node currently servicing this population base is Nesters Market (5.4 km south of Rainbow Plaza); however Loblaws will present a lower-cost option with ample parking and easy accessibility. In addition, Rainbow plaza will be home to Chevron gas station, whistler's second and only public gas station north of the Whistler Village.

RAINBOW PLAZA

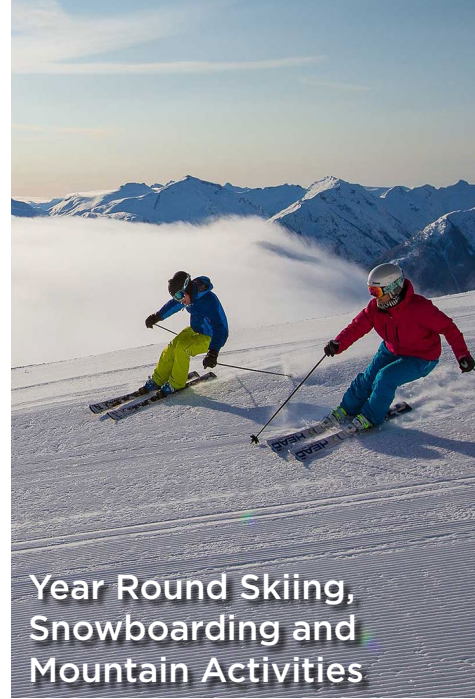
Whistler, BC



RBC GranFondo



Crankworkx



Year Round Skiing,
Snowboarding and
Mountain Activities



Green Lake



Whistler Sky &
Snowboard Festival



Outdoor Concerts



Wanderlust



Nicklaus North
Golf Club

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