



PRE-LEASING OPPORTUNITIES
AVAILABLE NOW!

AND MAR

45940 PROMONTORY ROAD | CHILLIWACK, BC



BE A PART OF A FUTURE-FORWARD TOWN CENTRE

Anchored by Pattison's premium organic brand, Natures Fare Markets, Pure Pharmacy, and 20,000 SF Willowbrae daycare, Andmar is a phased, mixed-use sustainable lifestyle community, with a total of approximately 100,000 SF of commercial retail space and 212 residential units in Phase 1 and an additional 600+ residential units planned in subsequent phases. Surrounded by over 38,000 existing residents and an additional 12,000 housing units being developed within a 3km radius, Andmar is the sole remaining retail plaza on Promontory Road with two controlled intersections available for commercial lease. The premium exposure retail units provide easy access and ample parking for customers. The plaza is sure to become the primary restaurant & shopping location for the growing, affluent node of Promontory Heights in Chilliwack.



BLDG F

BLDG B

BLDG A

BLDG C

THOMAS ROAD

PROMONTORY ROAD



FUTURE TENANTS



TOTAL BUILDING AREA

BUILDING A	±30,585 SF
BUILDING B	±15,790 SF
BUILDING C	±12,790 SF
BUILDING F	±32,000 SF

BUILDING A

FULLY LEASED

Leased: ±30,585 SF

Q2 2026

Occupancy

BUILDING B

±1,000 - 1,536 SF

Flexible demising options

Q1 2027

Occupancy

BUILDING C

FULLY LEASED

Leased: ±12,790 SF

Q3 2026

Occupancy

BUILDING F

FULLY LEASED

Leased: ±32,000 SF

Tenants include Dollarama (1st floor) & Willowbrae Academy (5th & 6th floors with rooftop play area)

AVAILABLE SPACE

BUILDING A SF

FULLY LEASED

BUILDING B SF

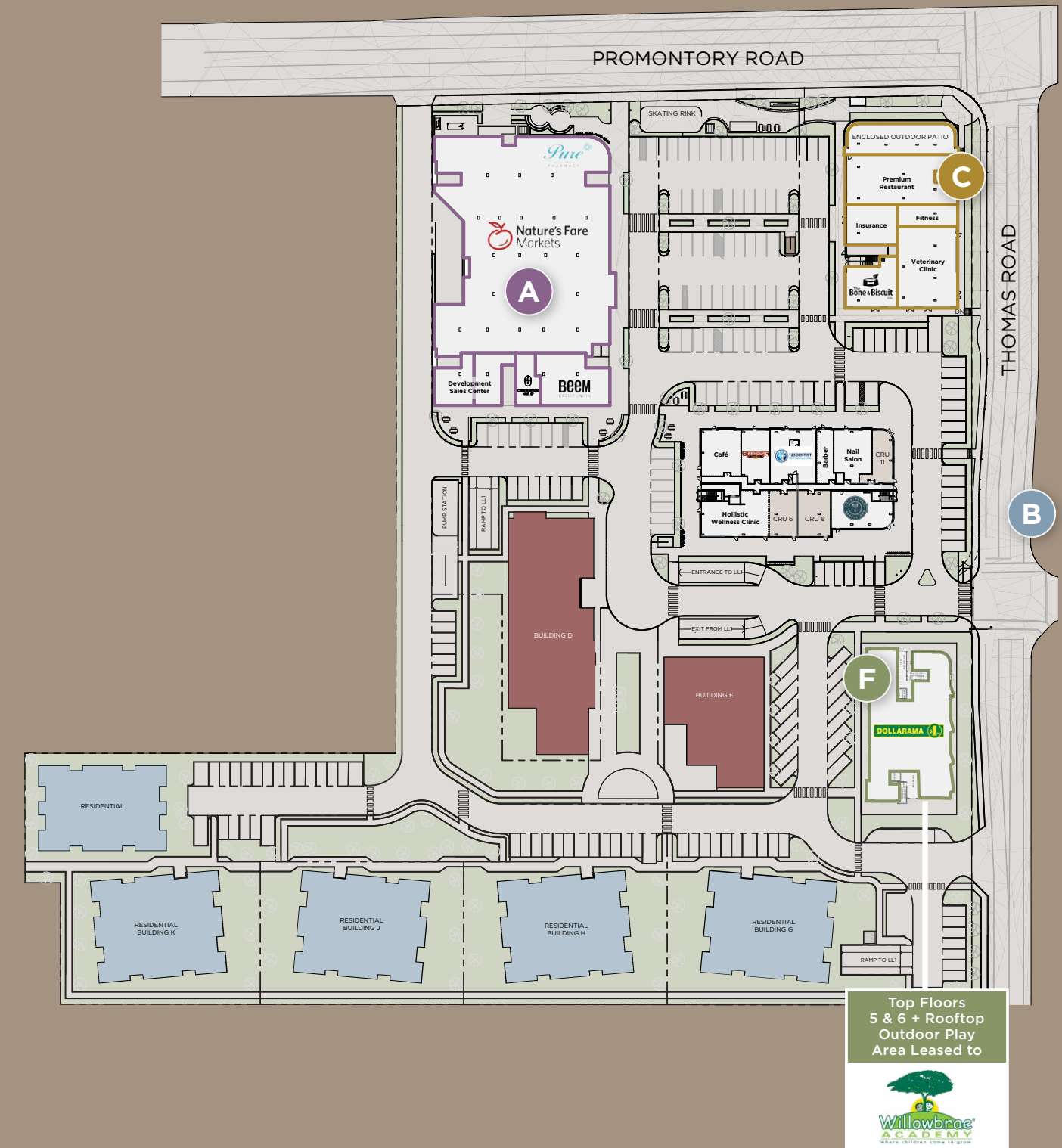
CRU 6	1,536
CRU 8	1,230
CRU 11	1,000

BUILDING C SF

FULLY LEASED

BUILDING F SF

FULLY LEASED



PARKING

- Surface - 118 stalls
- Underground - 411 stalls
- Total On-Site Parking - 529 stalls



LEASE RATES

- Contact Listing Brokers for details

BUILDING B

±1,000 - 1,536 SF AVAILABLE

Flexible demising options

Q1 2027

Occupancy



BUILDING B	SF
CRU 6	1,536
CRU 8	1,230
CRU 11	1,000

FLOOR PLAN



DISCOVER SARDIS/ PROMONTORY

A THRIVING COMMUNITY

Nestled in the scenic city of Chilliwack, British Columbia, Sardis/Promontory is a vibrant neighborhood known for its stunning landscapes, top-rated schools, and exceptional recreational opportunities. This premier development, situated at Promontory & Thomas Road, spans approximately 10 acres and features two controlled intersections, ensuring seamless access in all directions. With sought-after schools like Vedder Elementary and GW Graham Secondary, along with a dynamic mix of amenities, Sardis/Promontory is a desirable destination for residents and visitors alike.



A MARKETPLACE IN MOTION

- Strong household spending power
- Young Families
- Affluent, stable homeowners
- Middle-aged & senior consumers

DEMOGRAPHICS (WITHIN 3KM)

524 BUSINESSES	
40,777 2024 Population Estimate	1.9% Projected Annual Growth 2020 - 2025
40.9 Median Age	\$111,168 Average Income



Drive Times:

- 0-10 Minutes
- 10-20 Minutes
- 20-30 Minutes
- 30-40 Minutes
- 40-50 Minutes
- 50-60 Minutes



AND MAR

FOR MORE INFORMATION,
PLEASE CONTACT:

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