

#100 - 5580 Vedder Road | Chilliwack, BC

FOR LEASE | High Exposure Retail Space in Chilliwack's Garrison Neighbourhood

Opportunity to lease 1,175 SF retail units in a prime, high-exposure location in the Sardis Garrison area. Offered in warm shell condition, these units provide an exceptional opportunity to establish or expand your business in one of Chilliwack's most vibrant, populated, and affluent neighbourhoods.

Josiah Cockrill
Associate Vice President
604 997 2221
jcockrill@naicommercial.ca

NAI Commercial
20353 64th Avenue, Suite
214 Langley, BC V2Y 1N5
+1 604 683 7535
naicommercial.ca

#100 - 5580 Vedder Rd

Chilliwack, BC

Property Details

Unit Sizes	100A: 1,284 SF
	100B: 1,271 SF
PID	024-211-206
Net Rent	\$32.00/SF
Additional Rent	\$16.88/SF (2026 estimate)
Availability	Immediately
Parking	Shared Lot + Staff Lot
Other Tenants	Starbucks, Papa John's, Noodlebox, Butcher, Realty Brokerage, and Mortgage Broker

Location

This retail space is located at Garrison Corner in the heart of Chilliwack's most exciting area. Minutes from both Highway 1 and Cultus Lake, the location has excellent exposure and street visibility along a high-trafficked route. A dense surrounding population ensures a large client base as well as close proximity to all amenities, schools, and recreational activities.

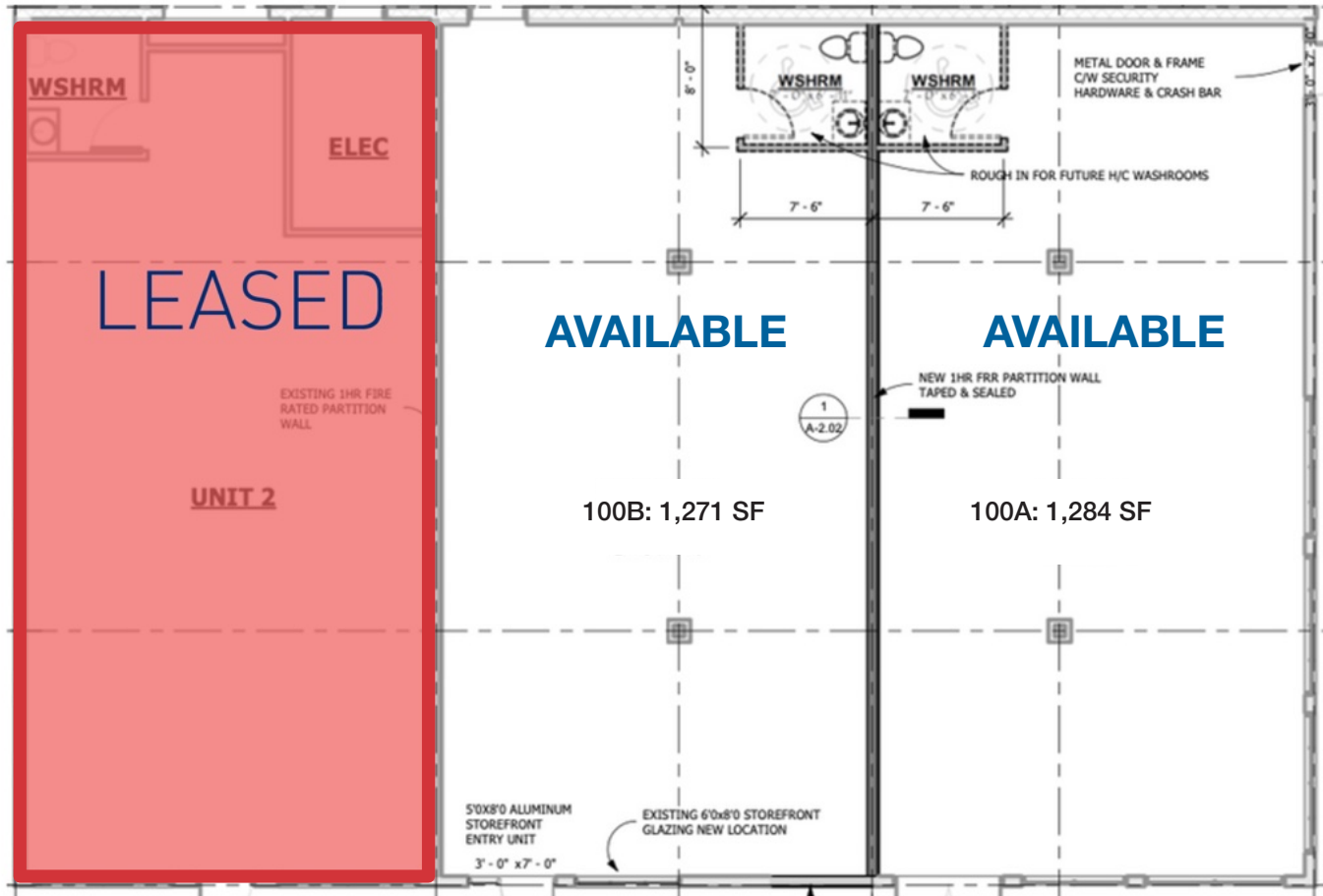
Highlights

- ▶ Daytime traffic exceeds 25,000 vehicles per day
- ▶ Shared customer parking plus a separate designated staff parking area provides ample on-site parking
- ▶ Well-known shopping plaza with an established tenant mix, ensuring consistent foot traffic and a stable business environment



Floor Plan

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**No washroom built - proposed location*





KEITH WILSON RD

100 - 5880
VEDDER RD

VEDDER RD

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