

Ranked #1
as best city to work in BC

TWO RETAIL SPACES FOR LEASE

Opportunity to anchor a growing lifestyle-oriented commercial node in one of BC's fastest evolving mountain communities

38144 SECOND AVENUE & 1361 WINNIPEG STREET

SQUAMISH, BC



Proudly Owned and Managed By

RURAL^{LTD.} STORES

 **CUSHMAN & WAKEFIELD**

AVAILABLE SPACES

ADDRESS	AREA	NET RENT	RENT	PROPERTY MANAGEMENT
38144 Second Avenue Squamish, BC	5,962 SF	Contact listing agent	\$16.68 PSF, net	7% of Gross Rent
1361 Winnipeg Street Squamish, BC	801 SF	Starting at \$35.00 Net PSF	\$16.68 PSF, net	7% of Gross Rent

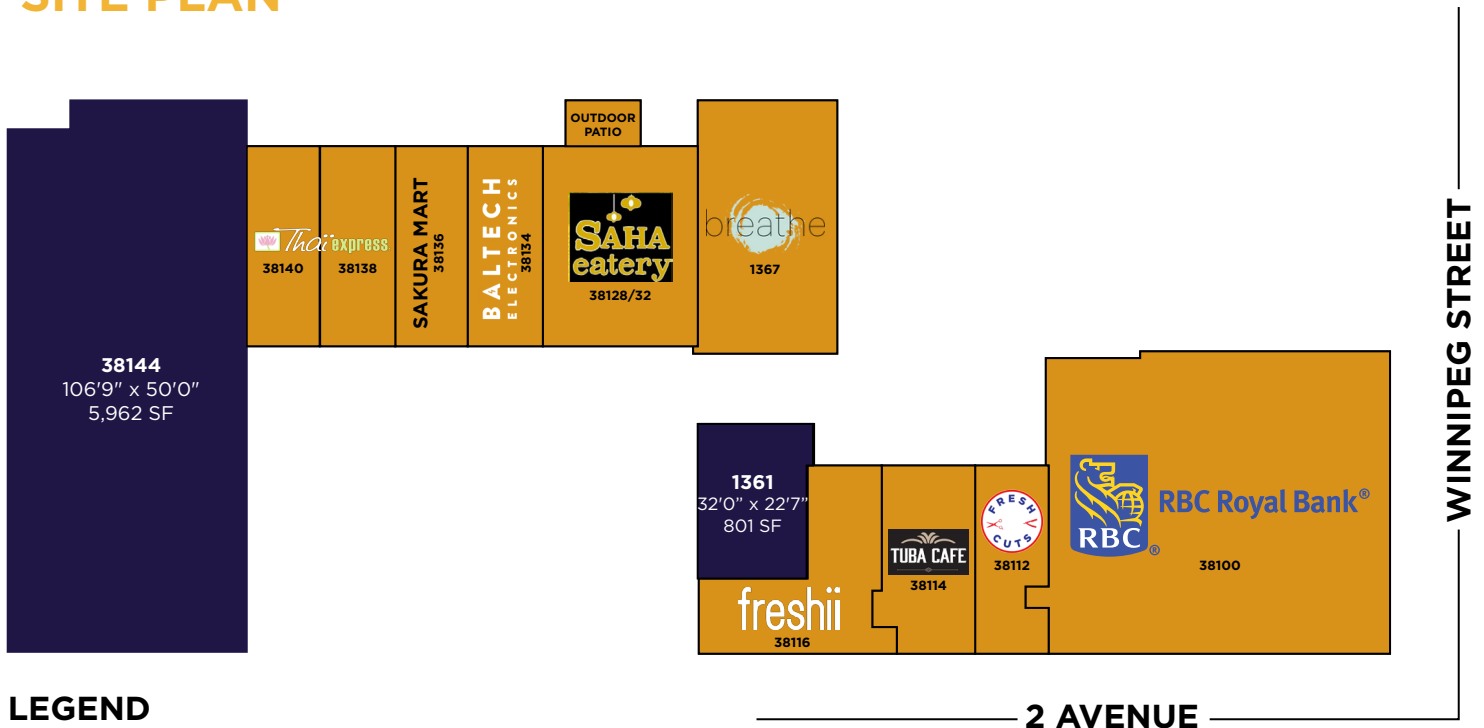
ZONING

C4 ZONE Downtown Commercial

OCCUPANCY

Upon signing lease and providing evidence of insurance

SITE PLAN



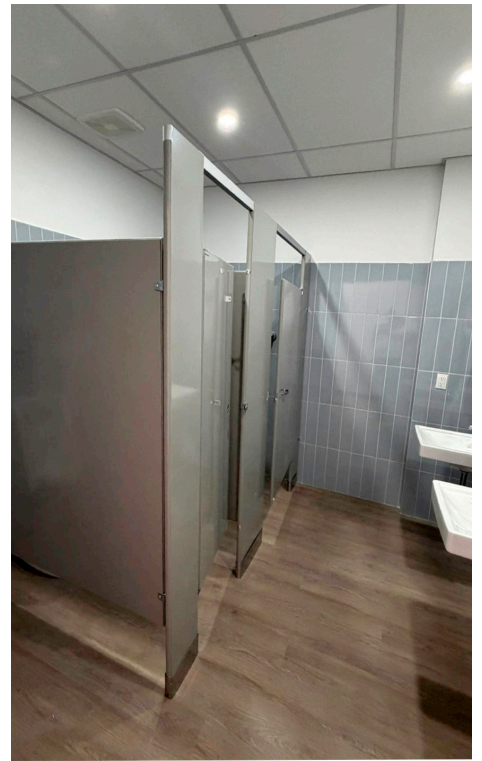
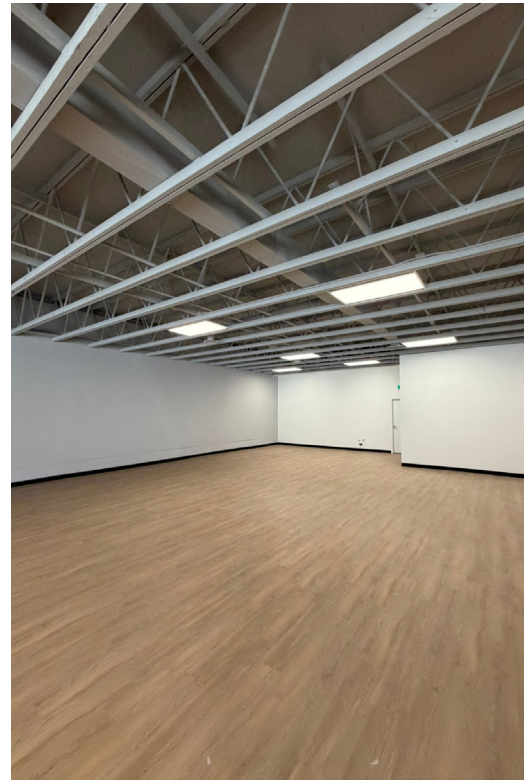
LEGEND

- Available
- Leased

INTERIOR PHOTOS 38144 SECOND AVENUE



INTERIOR PHOTOS 38144 SECOND AVENUE



INTERIOR PHOTOS 1361 WINNIPEG STREET



PROPERTY LOCATION

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AREA DEMOGRAPHICS



23,819

POPULATION
(ESTIMATE 2026)
within 5 km



\$109,862

AVERAGE
HOUSEHOLD INCOME
within 5 km



38.5

MEDIAN
AGE
within 5 km

FOR MORE INFORMATION, CONTACT:

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**CUSHMAN &
WAKEFIELD**