

FOR SALE

SILVERSALE HIGHWAY COMMERCIAL LANDS

Northwest Corner of Lougheed Highway and
Nelson Street
Mission, British Columbia

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SUBJECT

The Planned
Silverdale Community

Gunn Avenue

Silverdale Avenue

Lougheed Highway

Silver Creek
Business Park

Fraser River



THE OPPORTUNITY

HWP Mission Marketplace Ltd. (the “Vendor”) have engaged Colliers Macaulay Nicolls Inc. (“Colliers”) to facilitate the sale of the 7646 Nelson Street, 31215 Silverdale Avenue and 31380 Silverdale Avenue, Mission, BC (the “Property”).

This 16.35 gross acre development site is majority designated Commercial with a small portion designated Silverdale Land Reserve and is ideally situated for a mixed-use development incorporating both commercial and office.

Key Highlights

- › High profile corner property
- › Extensive frontage along Lougheed Highway
- › Located at the “Gateway” to Mission’s Silverdale development area. Silverdale is comprised of approximately 3,400 acres on the western edge of Mission, and; on its own, could almost double the population of Mission on build-out
- › Up to approximately 10.87 acres of Net Site Area
- › Subdividable
- › Several potential uses

Offering Process

Prospective purchasers are invited to submit Offers to Purchase the Property through Colliers for consideration by the Vendor.



LOCATION

The Property is located at the northeast corner of Nelson Street and Lougheed Highway (Highway No. 7) in Mission, BC. Such location is just west of where significant retail development has occurred including the addition of Real Canadian Superstore and Walmart. Various retail plazas, a community police station, a business park and the renowned Mission Springs Brewery are also nearby. Northwest of the subject property is the Silverdale Urban Residential Area (SURA), a planned mega development area of approximately 3,400 acres.

DISTRICT OF MISSION

The subject property is located in the western part of the District of Mission, a municipality situated on the north side of the Fraser River roughly 70 km (approximately 1 hour drive) east of the City of Vancouver. The region is bounded by Metro Vancouver and the District of Maple Ridge on the west, the Fraser River and Abbotsford on the south, Stave Lake and the Crown lands to the north and the balance of the Fraser Valley Regional District on the east.

The population of the District of Mission is approximately 39,660, which is expected to grow to an estimated 46,000 by the year 2024. During the past two decades, Mission has become a key satellite community of Metro Vancouver and the Fraser Valley. This growth trend is expected to continue and accelerate due to the high quality environment to raise families, the relative affordability and choice of area housing, and the general movement of the Metro Vancouver population and employment out to this area. The area is rich in amenities and served by an excellent grid of highways and arterials.



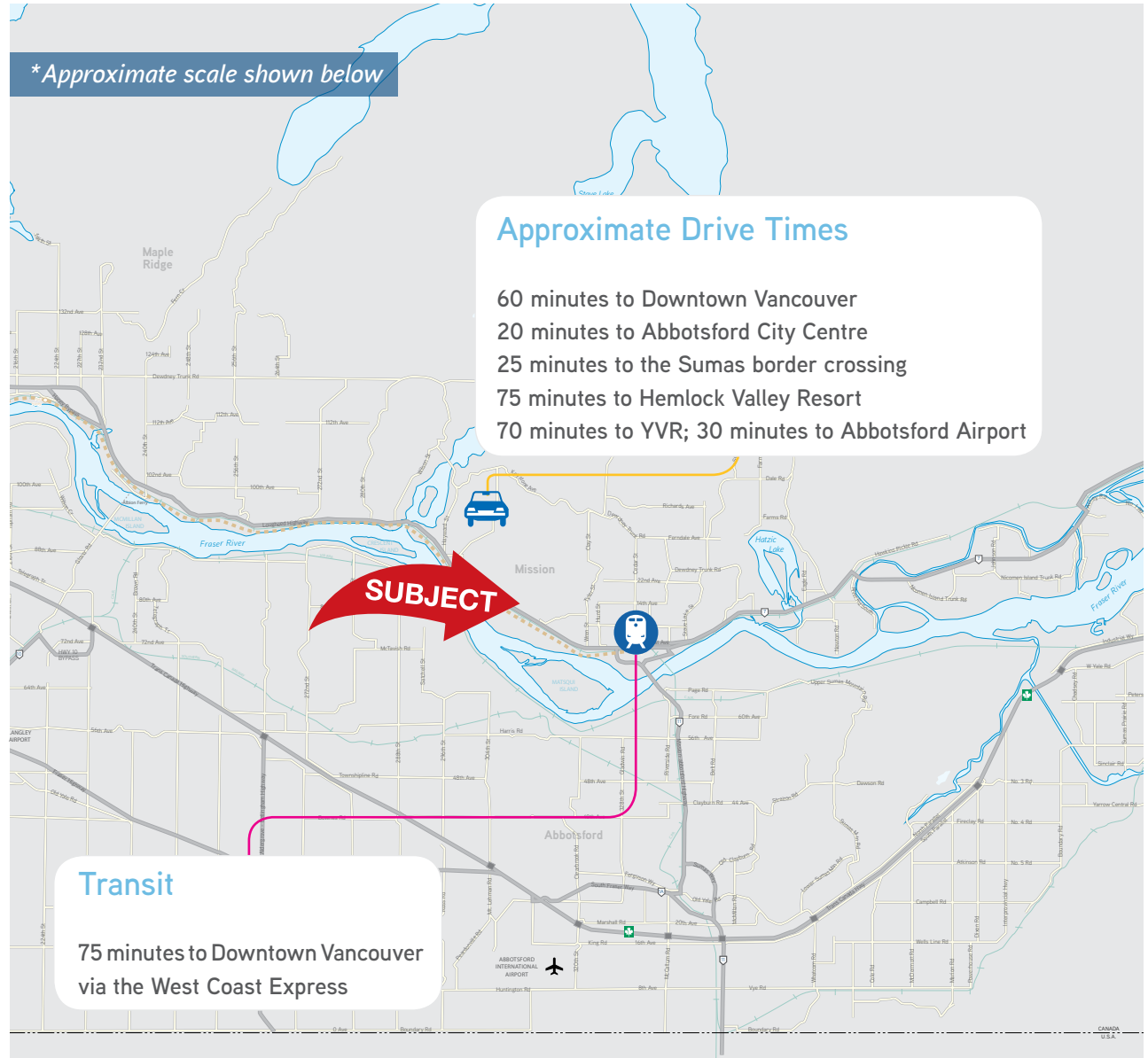
Walmart Supercenter located just east of the Property



New complex at Silver Creek Business Park (across from the Property)

MISSION HIGHLIGHTS

- › Mission has become a popular residential destination for all classes of families, from first time buyers in starter homes to entrepreneurs in country residential estates.
- › The area is in the heart of rich natural amenities including local and provincial parks, natural and urban recreation areas and facilities and stunning views to the south.
- › The population of Mission is currently estimated at 39,660, with 31% of the workforce working within the municipality. In the past decades, Mission has experienced a growing importance to the Greater Vancouver and Fraser Valley communities.
- › The continued growth of the neighbouring city Abbotsford will provide a base of employment and thousands of new jobs in coming years. In addition to Mission employment opportunities, Abbotsford's strong employment prospects will serve the growing prosperity of the Mission Abbotsford area.
- › Close proximity to Metro Vancouver via the Lougheed Highway and Highway No. 1, offering a 60 minute drive time to the City of Vancouver. The Lougheed Highway access to Mission has the advantage of no tolls.
- › Mission City Station provides rapid transit access to Downtown Vancouver and parts of Metro Vancouver. The travel time from Mission City Station to Waterfront Station is just 75 minutes via the West Coast Express Train.



LOCATION



PROPERTY DESCRIPTION

Civic Address
 7646 Nelson Street, Mission, BC
 31215 Silverdale Avenue, Mission, BC
 31380 Silverdale Avenue, Mission, BC

Ownership: Freehold

Gross Site Area:	7646 Nelson Street	4.143 Acres
	31215 Silverdale Avenue	11.314 Acres
	31380 Silverdale Avenue	0.894 Acres
	TOTAL	16.351 Acres

The Gross Site Area is based on the Tax Reports provided by the Real Estate Board of Greater Vancouver and are assumed to be correct, however, it is recommended the same be confirmed by a purchase.

Net Site Area: (Estimated by the Vendor's Architect)	10.87 Acres
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The Net Site Area is as estimated by the Vendor's architect's plan dated February 12, 2014 shown on the following page. It takes into account road and environmental dedication. It is also recommended that such Net Site Area be confirmed by the purchaser.

Current Zoning:	7646 Nelson Street	CH2 Commercial Highway 2
	31215 Silverdale Avenue	RU16 Rural Zone
	31380 Silverdale Avenue	RU16 Rural Zone

Land Use Designation /OCP:	7646 Nelson Street	Commercial
	31215 Silverdale Avenue	Commercial
	31380 Silverdale Avenue	Silverdale Land Reserve

ASKING PRICE: \$4,695,000



The subject property



View of the Property along Nelson Street

POTENTIAL USES

Based on our conversation with the District of Mission and the Property's high exposure location, various uses are ideal for the site including but not limited to:

- Automotive
- Cafe
- Restaurant
- Drive-through Restaurants
- Car Wash
- Residential (limited-uses)
- Offices (limited-uses)
- Drive-through Banks
- Building Supply
- Convenience Store
- Light Manufacturing
- Restaurant
- Hotels
- Pharmacy
- Motels
- Institutional
- Apartments (provided they are not on the first storey)
- Service Commercial
- Liquor Store
- Supermarket
- Shopping Centre
- Retail Stores
- Retail Warehouse
- Storage (limited-uses)
- Bowling Alley
- Community Services
- Indoor Recreation
- Community Services

OFFERING PROCESS & CONTACT

Prospective purchasers are invited to submit Offers on 7646 Nelson Street, 31215 Silverdale Avenue and 31380 Silverdale Avenue through Colliers for consideration by the Vendor.

For a copy of the Detailed Information Package, please contact Sheldon as follows:

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Retail/Office at Silver Creek Business Park



New retail at Mission Common, east of the Property

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