

FOR LEASE | RETAIL OFFICE  
**HERITAGE PARK MARKETPLACE**  
7871 STAVE LAKE STREET, MISSION, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,257 SF Prime Retail**
- ▶ **1,006 SF Second Floor Office**
- ▶ **Ample On-Site Surface Parking**
- ▶ **Anchored by Dollarama and More**

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**Parking**

168 customer parking stalls

**Access & Egress**

Stave Lake Street:  
 Right in/out, left in/out

11th Avenue:  
 Right in/out, left in/out

**Additional Rent**

\$13.66 PSF (2024 estimate)  
 (plus management fee, 5% of Basic Rent)

**Possession**

With 30 days' notice

Available Units	Type	Size	Lease Rate
E100	Retail	3,257 SF	From \$32.00 PSF
C230	Office	1,006 SF	From \$16.00 PSF

**Location**

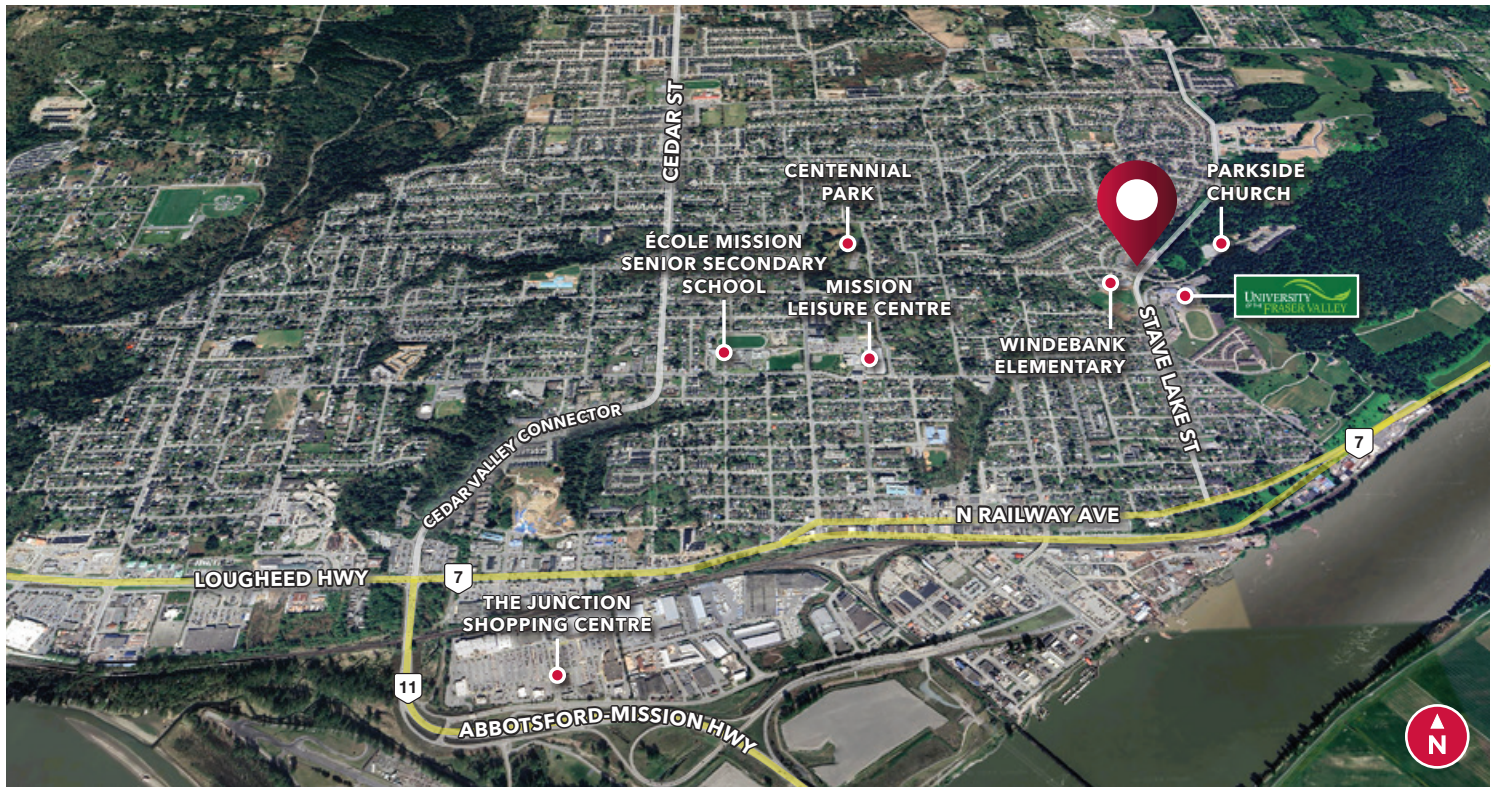
The subject property is located in the east end of Mission in the College Heights Neighbourhood, located at the controlled intersection of Stave Lake Street and 11th Avenue. Heritage Park is the anchor of the community, it is adjacent to the middle school, the elementary school, and the University of Fraser Valley which has over 500 students.

**Zoning**

CNC1 (Commercial Neighbourhood Centre One) – allows for a wide range of commercial uses.

**Notable Tenants**

- ▶ Circle K Convenience
- ▶ Oxygen Yoga
- ▶ Dollarama
- ▶ Town Hall Liquor Store
- ▶ Bosley's Pet Foods
- ▶ Subway



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