



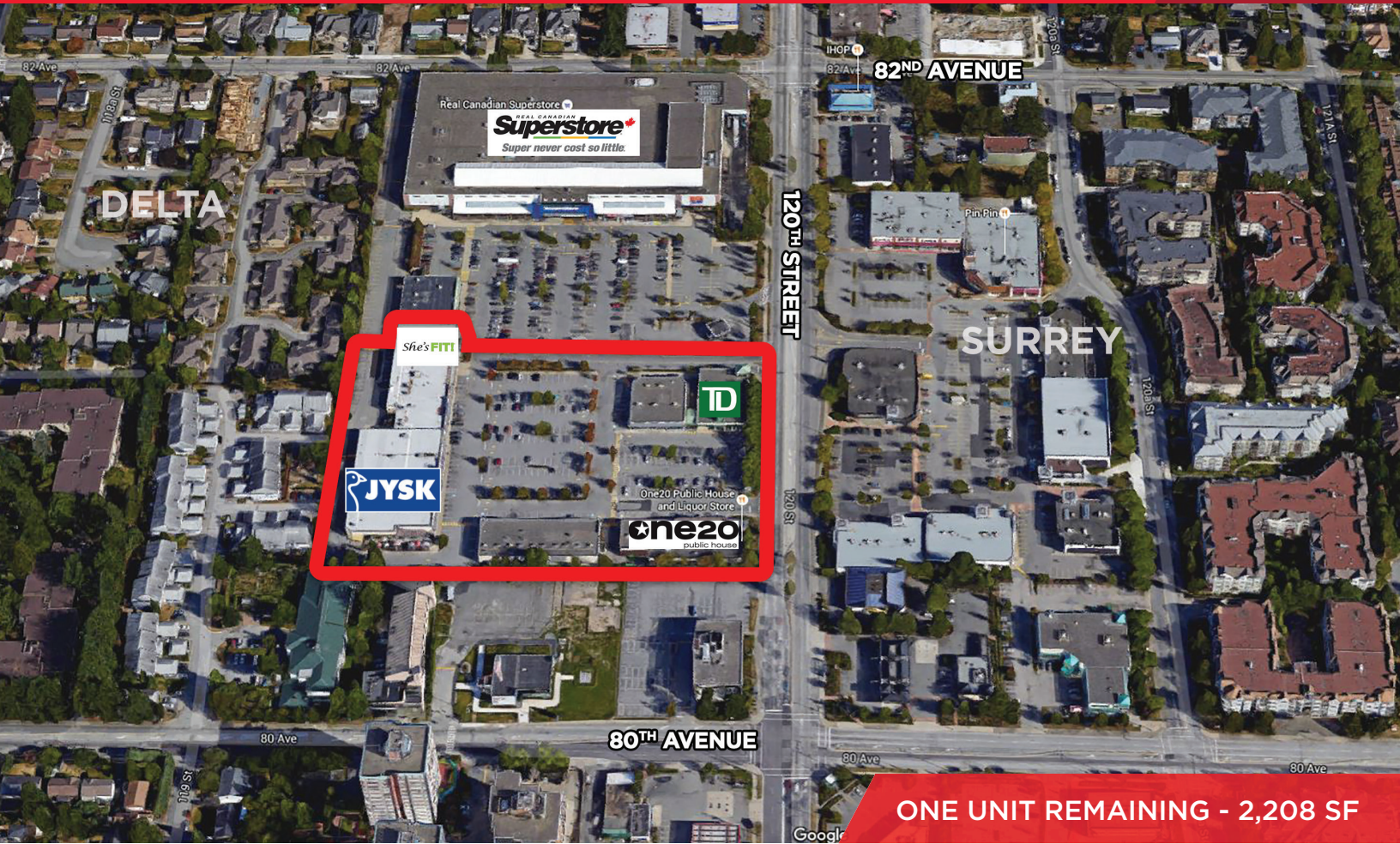
**CUSHMAN &
WAKEFIELD**

FOR LEASE

DELTA SHOPPERS MALL

8037 - 8087 120TH STREET

DELTA, BC



ONE UNIT REMAINING - 2,208 SF

**EXCEPTIONAL EXPOSURE
MORE THAN 97,400 VEHICLES DAILY**



SCOTT ROAD-120TH STREET (NORTH / SOUTH)
66,200 VEHICLES DAILY (ESTIMATE)



80TH AVENUE (EAST / WEST)
31,200 VEHICLES DAILY (ESTIMATE)



**WITHIN
3 KM**

AREA DEMOGRAPHICS

2,971	Businesses
44,764	Daytime Working Population
110,162	Total Population
5.5%	Projected Growth (2018 - 2023)
29,769	Households
7.3%	Projected Growth (2018 - 2023)
Ages:	24.4% < 19 61.5% 20 - 64 14.1% > 65 37.2 Median Age
\$101,546	Average Household Income

Eric Walker

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Senior Associate

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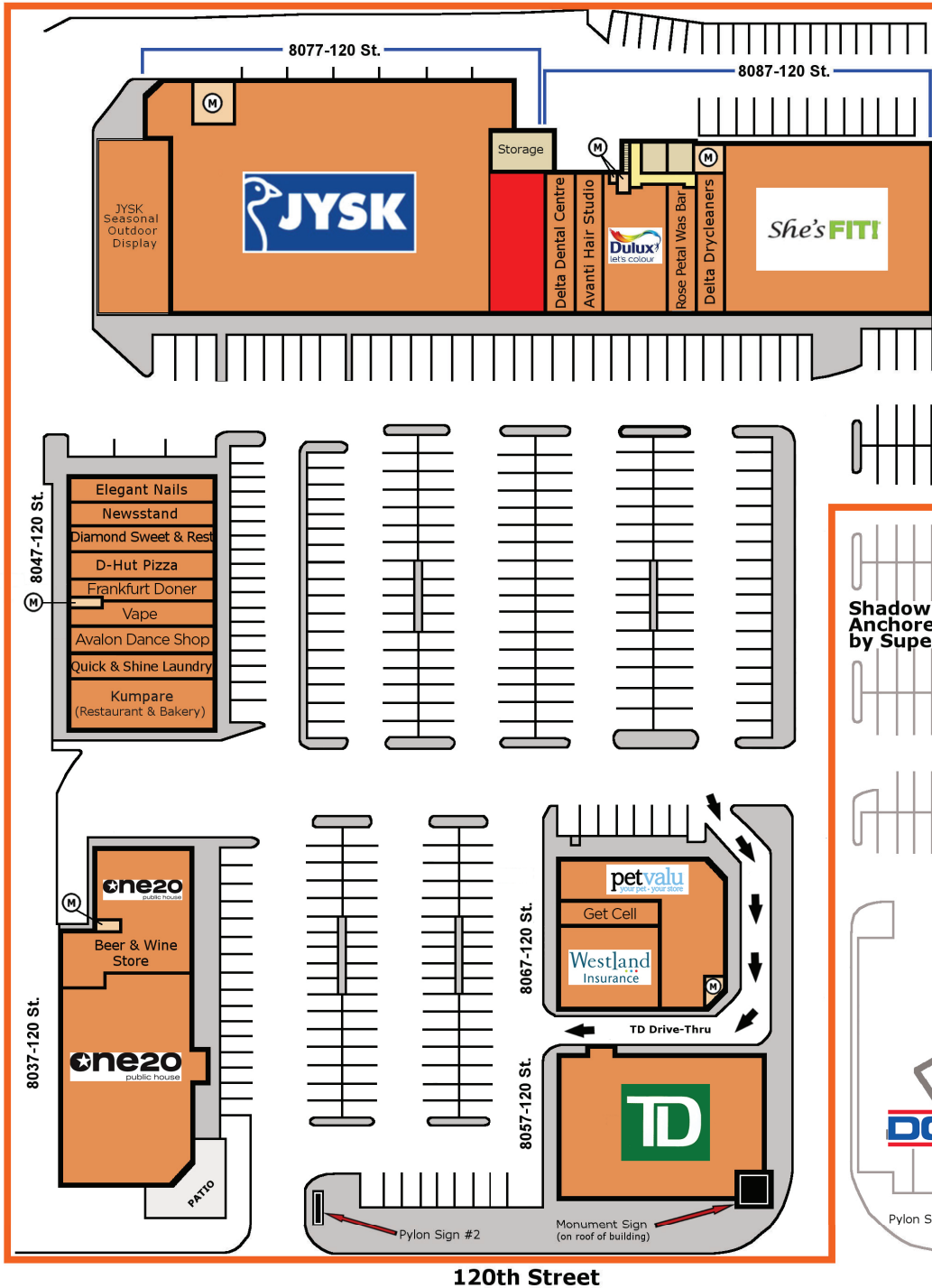
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**UNIT 120 - 8077 120TH STREET
AREA**

2,208 sf

NET RENT*

\$32.00 psf

ADDITIONAL RENT**

\$14.28 psf

MONTHLY GROSS RENT**

\$8,515.52

*For year 1 escalating by \$1.00 psf, per annum.

**Before gst and utilities

Property Tax	\$6.10
Operating Costs	\$5.98
Management Fee	\$2.20 psf
(based upon \$32.00 net psf)	
Total	\$14.28 + GST

**Shadow
Anchored
by Superstore**

**REAL CANADIAN
Superstore**

DOMO

Pylon Sign #1



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