



www.station8050.ca



Contact: Heath Stone

604-340-7188

Hefei  **Hotels** Group Inc.



WHAT

**Station 8050 is a 7.5 acre property
beautifully designed to accommodate
over 30,000sf of retail commercial facilities,
anchored by a welcoming
75-room Hampton Inn by Hilton.**

LEASING OPPORTUNITIES

- **Restaurants & Retail Service Center**
- **Over 30,000s.f.**
- **Drive-Thru & Full Service**
- **High Traffic Exposure**

STATION
(8050)

• Lickman Road •

WHERE

Highway 1 Business Park
30+ Businesses Include:

IMW • Max-Swi Tech • Kal Tire
Sonic Drilling • Westek Windows
Fastenal • Megatech • Bar None

**Progress Way
Serviced Industrial Park**
20+ Businesses to Include:

Proposed Truck Stop • Reach Rentals
Skycrane • Roofmart • BioFert
Wideplank Hardwood • MILL

**Chilliwack Mountain
Residential**

Chilliwack CITY CENTER

110+ Buildings 450+ Businesses
Brands Include:

Finning • Harley Davidson • Kal Tire • Honda
Mazda • Coke • Aklands • Stream
Soprema • Oconnor's • VW

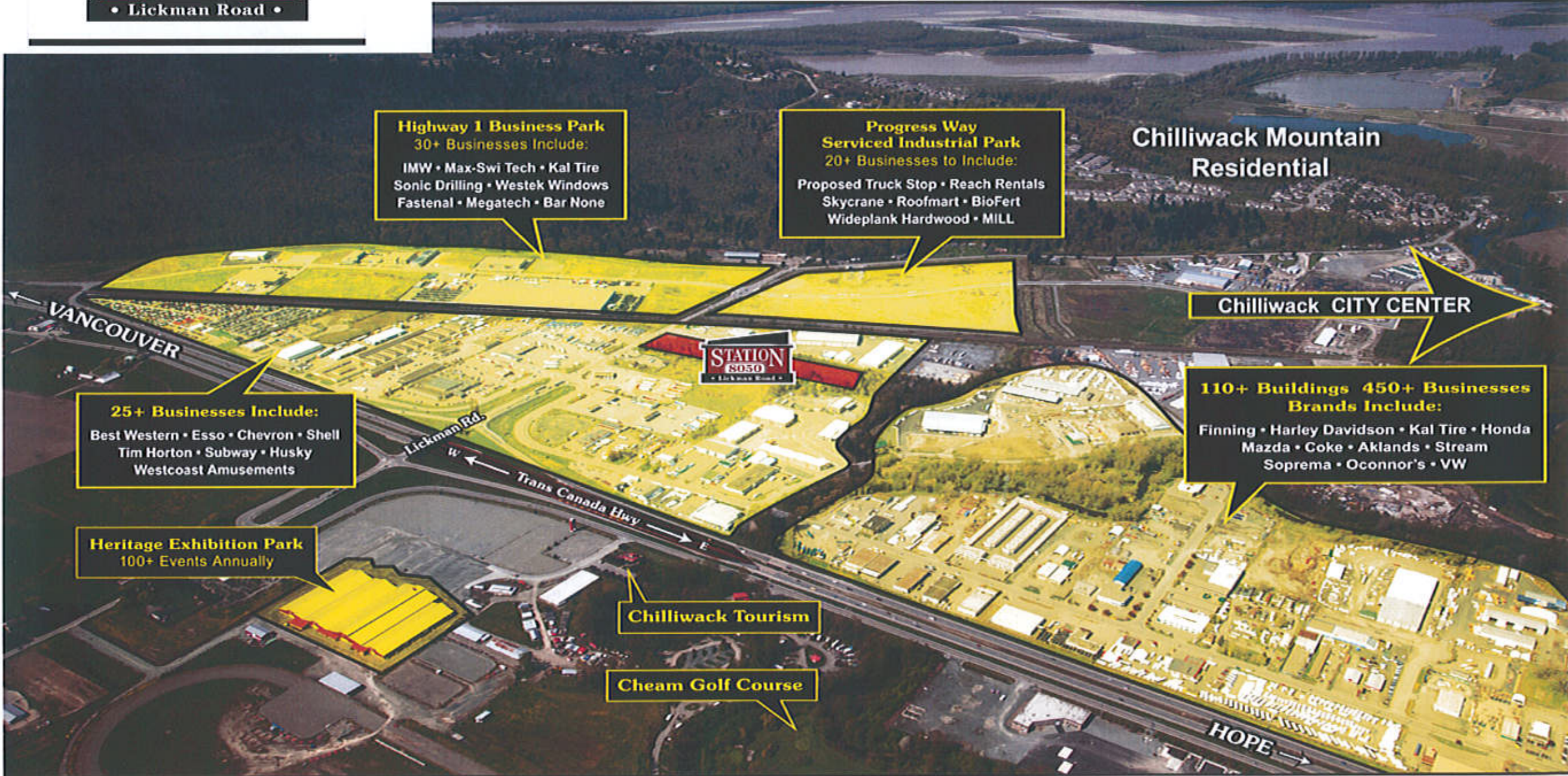
25+ Businesses Include:

Best Western • Esso • Chevron • Shell
Tim Horton • Subway • Husky
Westcoast Amusements

Heritage Exhibition Park
100+ Events Annually

Chilliwack Tourism

Cheam Golf Course





WHY

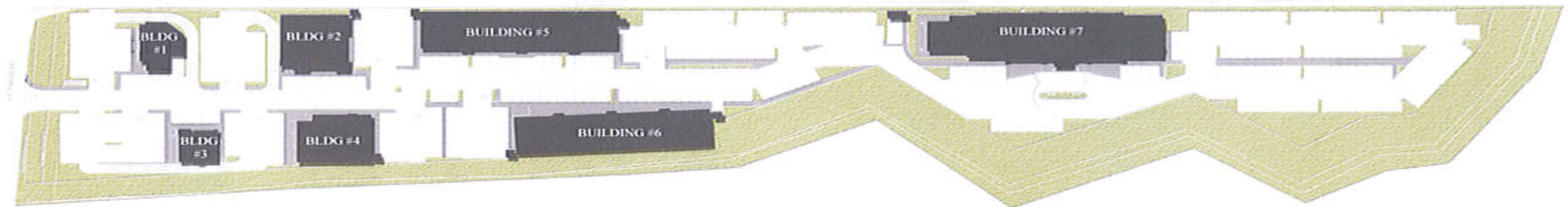
The City of Chilliwack is a community of approximately 81,000 people, located 100 kilometers east of downtown Vancouver. It is bordered by Abbotsford to the west and Hope to the east. A growing population with an ever-expanding infrastructure, Chilliwack is quickly becoming a hub for small and large businesses. Leisure & recreational facilities, shopping centers, arts, culture, and a continuously growing school district is what's attracting new businesses and residents to the area. The city was built on agriculture and tourism, but due to the lower cost of living, easy access to the Trans-Canada Highway, close proximity to the U.S. border, and new commercial hubs being developed, Chilliwack is growing and open for business!

- * High Traffic Exposure**
- * Drive Through Pads**
- * Direct Freeway Access**

- * 12,000+ Vehicles/Day**
- * CS2 - 10.8 Guidelines**
- * Future Road Widening to 4-lanes**



Site Plan



Anchored by a Hampton Inn by Hilton, construction is underway on the 75-room hotel and retail pads, scheduled to open Spring of 2013. Five pads are available with two inline pads of 10,000+ sf. Regulations allow for free standing coffee, full service restaurants, convenience stores, retail and service units.

Please contact one of the listing agents for more details.



Building 1

- 2,400 square feet
- Drive-Thru Option





Building 2

- 5,000 square feet
- Drive-Thru Option





Building 3

- 1,600 square feet
- Drive-Thru Option





Building 4

- 5,000 square feet





Building 5

- 10,785 square feet
- Multiple Tenant Option





Building 6

- 10,785 square feet
- Multiple Tenant Option



STATION
(8050)

• Lickman Road •

Building 7

75 Guest Room





Opening Spring 2013



Eat



Work



Stay

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