

FOR LEASE

7871 STAVE LAKE STREET, MISSION, B.C.

1,007 – 2,208 SF AVAILABLE IN HERITAGE PARK MARKETPLACE



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Opportunity

An opportunity to lease up to 2,208 SF (demisable) of retail space within Heritage Park Marketplace, a fully leased, neighbourhood-serving shopping centre in the heart of Mission (the "Subject Premises"). Currently occupied by a personal training facility, the space is available March 1, 2026 and benefits from strong visibility, consistent daily traffic, and excellent accessibility along Stave Lake Street.

Heritage Park Marketplace is home to a strong tenant mix of daily-needs, food, and service-oriented users, creating steady, all-day customer traffic and a built-in customer base. The Subject Premises offers a flexible retail opportunity with demising potential in one of Mission's most established neighbourhood shopping centres.

Salient Details

Municipal Address: [7871 Stave Lake St., Mission, B.C.](#)

Size:
#C-130: 1,007 SF*
#C-140: 1,201 SF *
#E-130: 1,749 SF
*Contiguous up to 2,208 SF

Availability:
#C-130 & 140: Immediate
#E-130: August 2026

Zoning: [Neighbourhood Centre One Zone \(NC1\)](#)

Asking Rent: Contact Listing Agents

Operating Costs & Taxes: (2026 Est.) \$14.96 PSF
(exclusive of 5% Management Fee)



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Highlights



±2,208 SF retail opportunity in neighbourhood shopping centre



Flexible demising potential to accommodate smaller-format users



Ideal for service-based retail or select QSR groups



Two 3-ton rooftop HVAC units



Existing built-out washroom

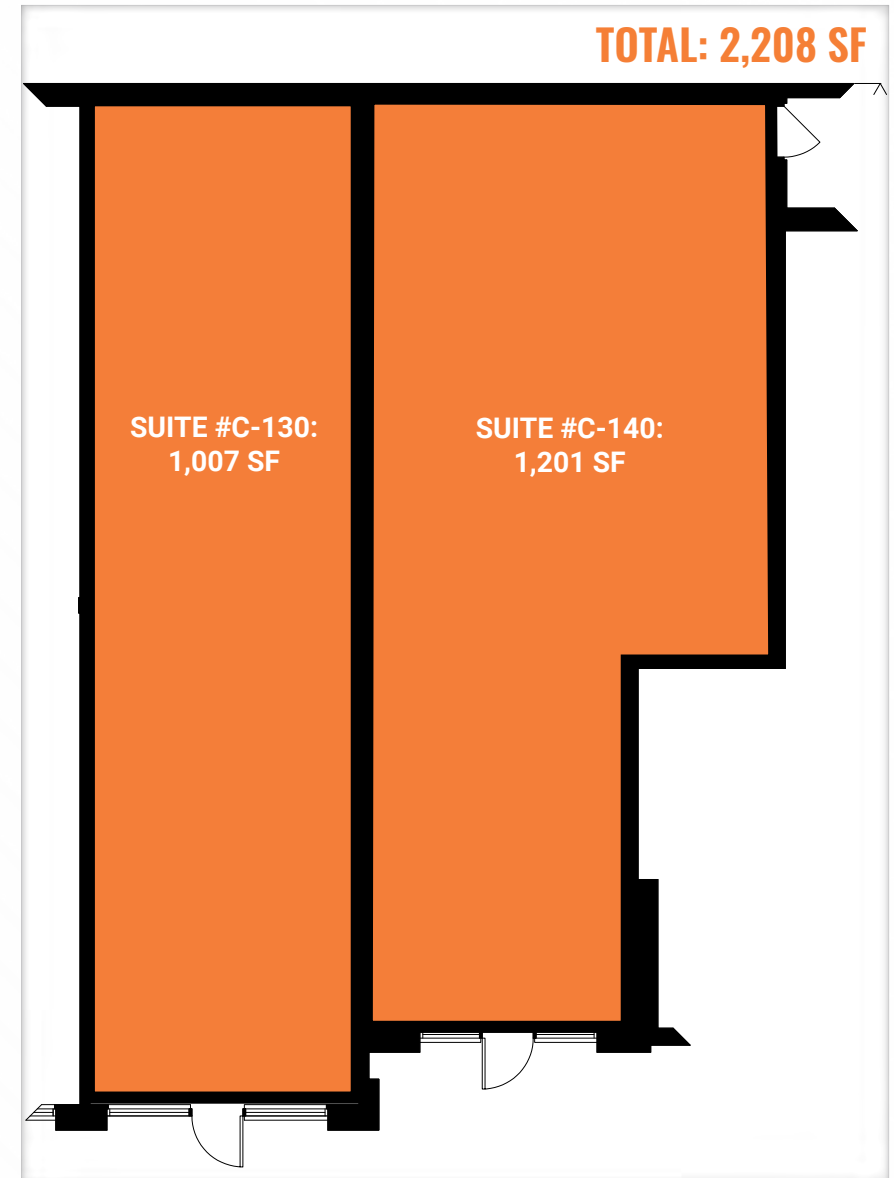


Surrounded by established daily-needs and service-oriented tenants



Immediate access to surface parking for customer convenience

Floor Plan

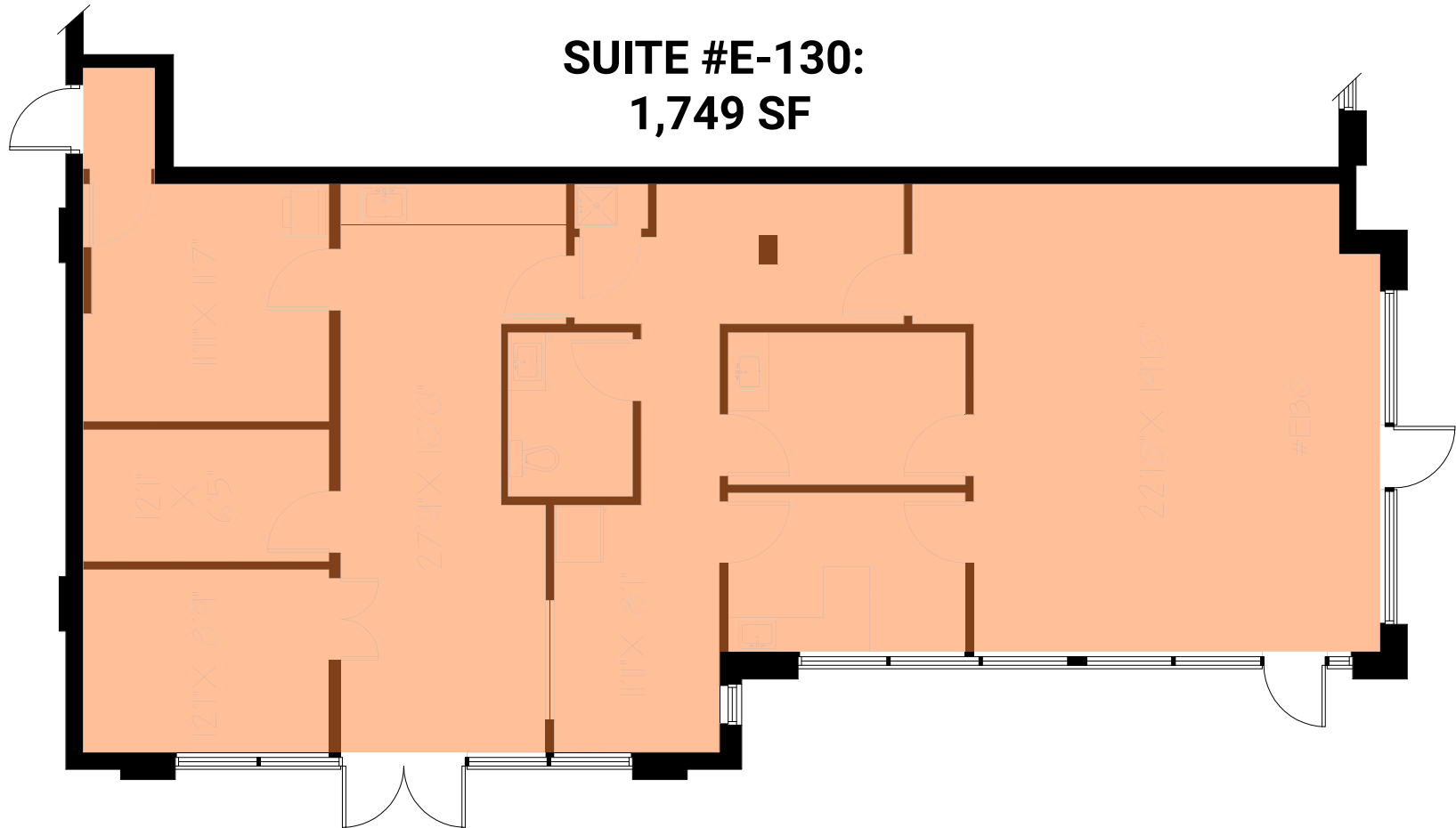


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Floor Plan

**SUITE #E-130:
1,749 SF**



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Site Plan



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Location Overview

| 2025 LOCAL DEMOGRAPHICS | 5-MIN DRIVE | 10-MIN DRIVE | MISSION, B.C. |
|---------------------------------|-------------|--------------|---------------|
| 2025 Average Household Income | \$130,312 | \$134,837 | \$139,780 |
| 2025 Total Population | 18,881 | 43,171 | 47,832 |
| 2025 Households | 6,203 | 13,932 | 11,80 |
| % Population Change (2025-2030) | 4.2% | 7.2% | 8.7% |



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