

A photograph of a modern commercial building's exterior. The building has a grey facade with large, multi-paned glass windows and doors. The windows reflect the surrounding environment, including other buildings and a clear sky. The ground in front is a concrete sidewalk. A brick base is visible at the bottom of the windows and doors.

#100 - 5580 Vedder Road | Chilliwack, BC

FOR LEASE | High Exposure Retail Space in Chilliwack's Garrison Neighbourhood

Opportunity to lease a bright, well-located, and high exposure retail space. This unit features 2,559 SF of improved main floor area with two bathrooms, finished walls, glasspane overhead doors, and additional mezzanine space. The unit can be demised into 1,175 SF units.

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#100 - 5580 Vedder Rd

Chilliwack, BC

Property Details

Unit Size	1,175 - 2,559 SF
PID	024-211-206
Net Rent	Contact agent
Additional Rent	\$16.16/SF (2025 estimate)
Availability	Immediately
Parking	Shared Lot + Staff Lot
Other Tenants	Starbucks, Papa John's, Noodlebox, Butcher, Realty Brokerage, and Mortgage Broker

Location

This retail space is located at Garrison Corner in the heart of Chilliwack's most exciting area. Minutes from both Highway 1 and Cultus Lake, the location has excellent exposure and street visibility along a high-trafficked route. A dense surrounding population ensures a large client base as well as close proximity to all amenities, schools, and recreational activities.

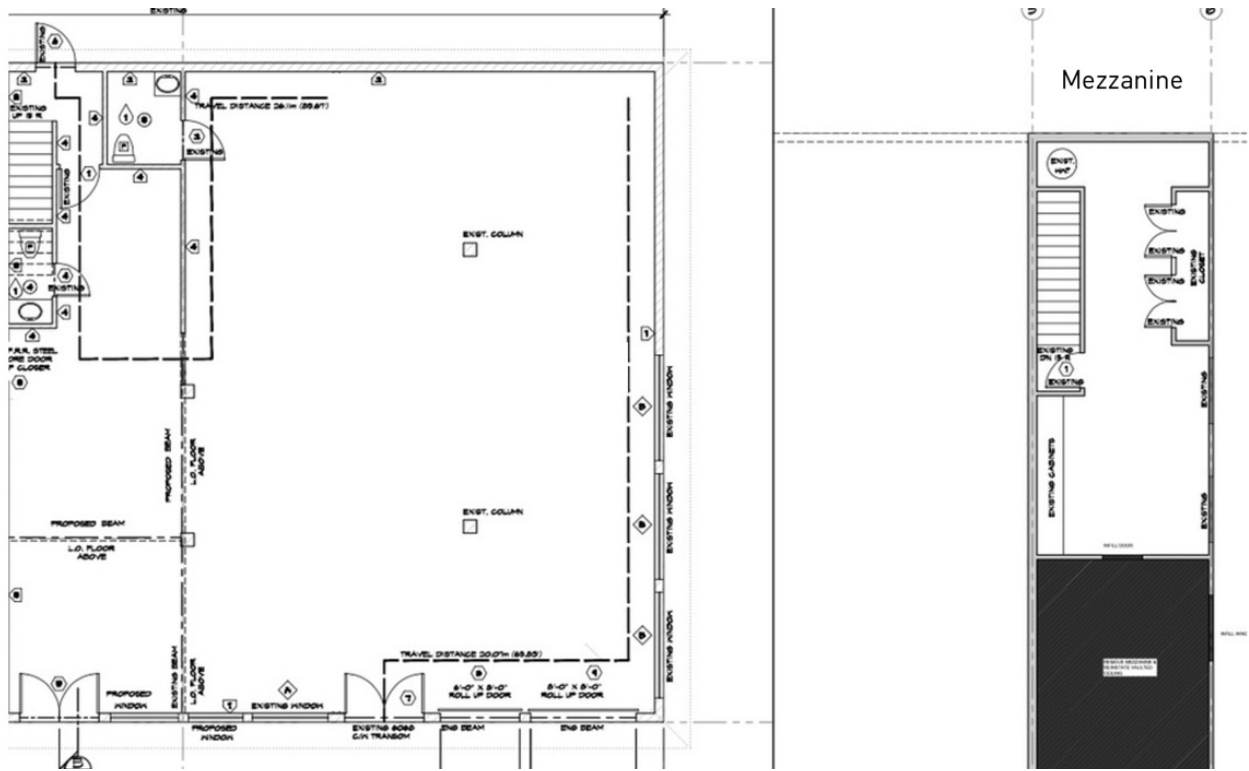
Highlights

- ▶ Daytime traffic exceeds 25,000 vehicles per day
- ▶ Shared customer parking plus a separate designated staff parking area provides ample on-site parking
- ▶ Well-known shopping plaza with an established tenant mix, ensuring consistent foot traffic and a stable business environment

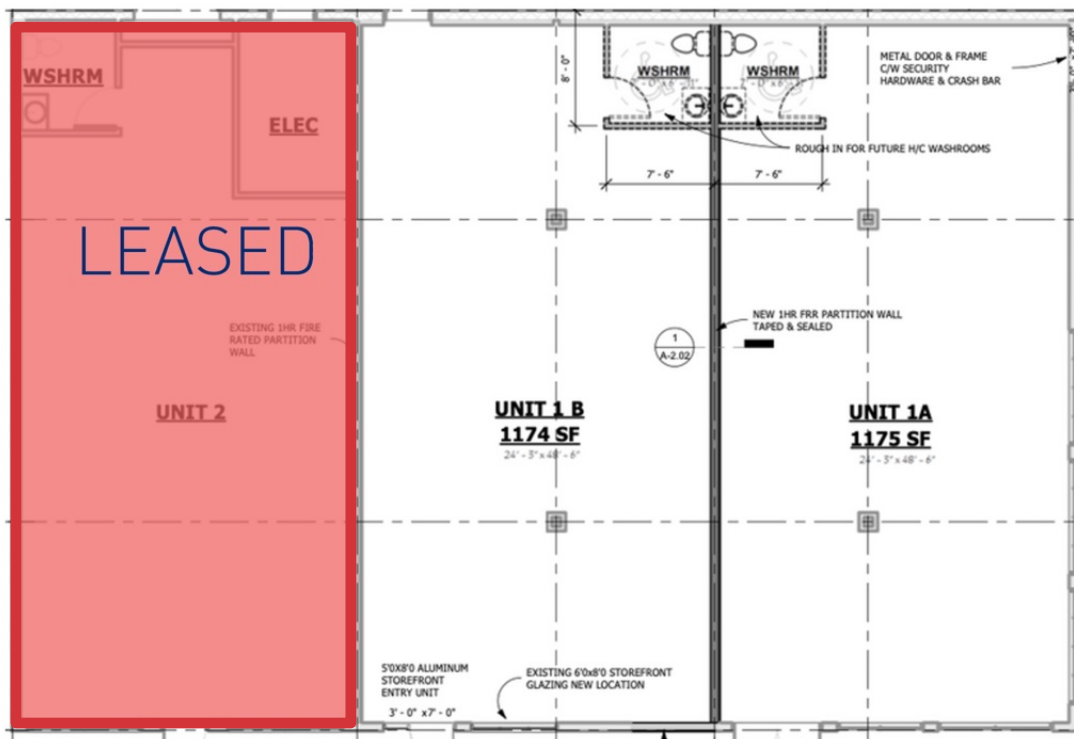


Floor Plan

#100 - 5580 Vedder Rd
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Demising Option (Example)





KEITH WILSON RD

100 - 5880
VEDDER RD

VEDDER RD

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