



1221 & 1311
PIONEER WAY, SQUAMISH, BC

Upcoming Office /
Warehouse Development



Introduction

The District of Squamish is seeking expressions of interest to purchase or lease up to 17 acres of prime commercial, industrial, or mixed-use (residential) land in the Squamish Business Park.

Squamish is ideally located between Vancouver and Whistler and offers unparalleled lifestyle and recreational opportunities, a thriving local economy and international access.

The property is in close proximity to the Sea to Sky Highway and represents the largest remaining commercial location and investment opportunity in one of British Columbia's most dynamic, world-class markets.

The District seeks to maximize the employment and economic development potential of this land. Expressions from commercial and residential developers, office-technology users, academic or research institutions, and industrial users will all be considered. Expressions of interest for all 17 acres (including a phased approach) or portions thereof will be considered.



Property Overview

OPPORTUNITY

This property represents one of the last significant commercial/industrial/mixed-use (residential) development sites in Squamish, offering a rare opportunity to locate a large format operation (end-user) or to masterplan a comprehensive 17 acre development project.

ADDRESS

1221 & 1311 Pioneer Way | Squamish, BC

LOCATION

The property is located at the north end of the Squamish Business Park, which is centrally located within the community and offers quick access to Hwy 99 via two interchanges. The property is adjacent to Hwy 99 to the east, residential uses to the north, Sandman Hotel and industrial warehouses to the south and the future Andrew Sheret location to the west.

LAND USE

The current Official Community Plan designation is Industrial Business in the green outlined polygon and Mixed-Employment (residential) in the white outlined polygon. The Zoning Bylaw designation for 1221 Pioneer Way is RS-2 Residential and for 1311 Pioneer Way is I-11 Business Park Industrial. Land use designation changes will be considered to suit needs.

OFFERING

Requests for expressions of interest for:

- Portions or all of the property
- Sale or long-term land lease

SITE CONFIGURATION

1221 Pioneer Way = 1.3 ac + 2.9 ac = 4.2 ac
1311 Pioneer Way = 8.7 ac + 4.1 ac = 12.8 ac

PROPERTY TYPE

Land Offering



An Unparalleled Lifestyle

Squamish is located in the traditional territory of the Skwxwú7mesh Úxwumixw (Squamish Nation). Skwxwú7mesh peoples are Coast Salish Aboriginal descendants who have lived in the Squamish area since before recorded time.

Squamish offers an unparalleled quality of life, a vibrant local culture, and an unwavering commitment to sustainability, making it an idyllic haven for like-minded entrepreneurs and businesses. This exceptional setting sets a dynamic environment where groundbreaking ideas can flourish and leave an indelible impact.

World-class recreational pursuits, such as biking, hiking, backcountry skiing, wind sports, wildlife viewing and fishing are all within minutes of one's doorstep. Whether it's the ocean-meets-mountain lifestyle, entrepreneurial spirit or strategic transportation network, more and more businesses are choosing Squamish as a home base for their operations.

With a population of 25,000 Squamish is a vibrant community of outdoor adventure enthusiasts.

Young, entrepreneurial and growing.



431
Mountain
Bike Trails



1,500+
Climbing Routes



450+
Hiking
Trails



34
Backcountry
Ski Trails



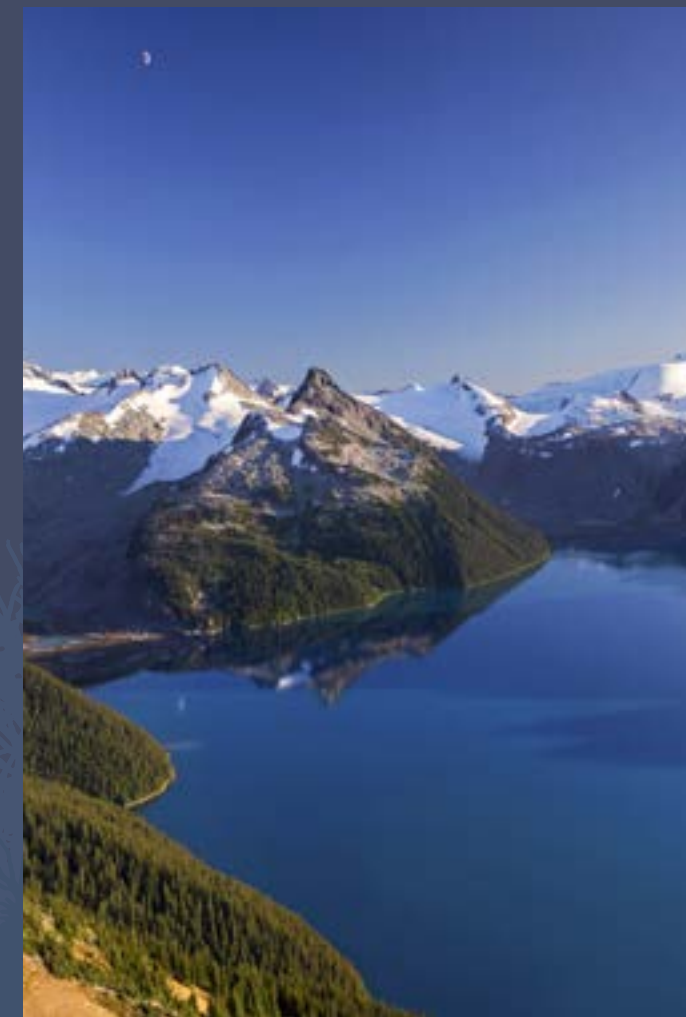


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 PIONEER WAY, SQUAMISH, BC

Location Overview



The property is located across the street from the Sandman Hotel and next to the Sea to Sky Highway, offering excellent accessibility, just an hour north of Vancouver and 30 minutes south of Whistler. With over eight million vehicles traveling along this scenic highway, it's considered one of the world's most beautiful drives, winds past hiking trails, beaches, provincial parks, stunning viewpoints, all within a UNESCO Biosphere Region.



Squamish itself strikes a unique balance. It offers the convenience of city living and the allure of world-class outdoor recreation. This distinctive location has increasingly captivated residents and businesses, offering a high quality of life mixed with promising economic opportunities.



Squamish's exceptional connectivity to the global network is a major advantage for businesses. With multiple transportation modes, such as rail, port, air, and road, and its proximity to major cities like Seattle, Portland, San Francisco, and Los Angeles, Squamish offers an array of convenience. It also serves as a trade hub with access to the Pacific Ocean's shipping channels.

Scenic, world-class, unparalleled location

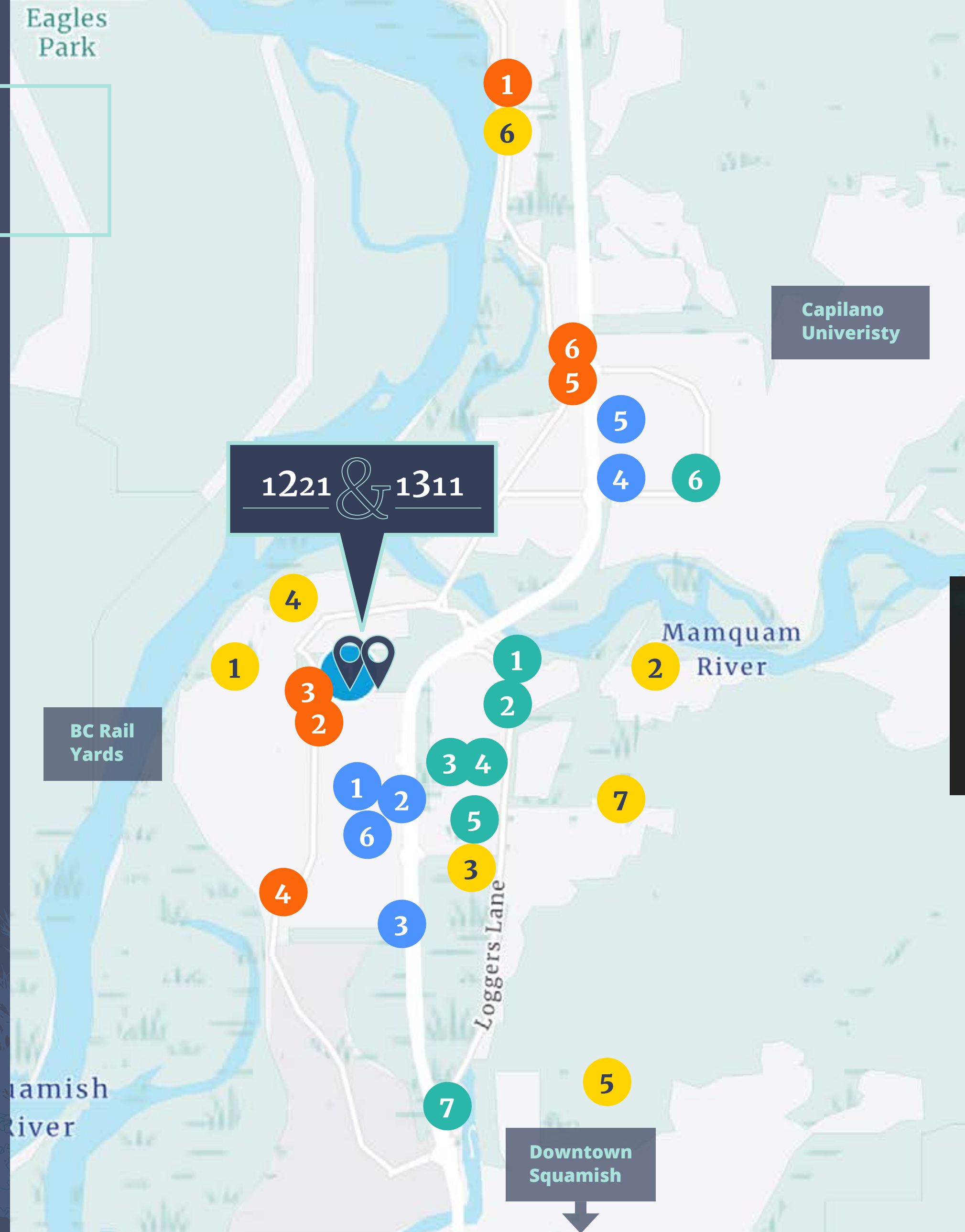


Nearby Amenities

SHOPPING		RESTAURANTS	
1	The Home Depot	1	The Watershed Grill
2	Walmart	2	Backcountry Brewing
3	The Brick	3	Luz Tacos
4	Canadian Tire	4	A-Frame Brewing/Flipside Burger
5	London Drugs	5	Starbucks
6	RONA	6	Shady Tree
LANDMARKS		RECREATION	
1	Railway Museum	1	Brennan Park Tennis Court
2	Mamquam River Campground	2	Brennan Park Recreation Centre
3	Logger's Creek Nature Trail	3	Brennan Park Soccer/Baseball
4	Edgewater Park	4	Squamish BMX Track
5	Smoke Bluffs Park Climbing and Trails	5	Squamish Valley Equestrian Centre
6	Eagle Viewing Area	6	Squamish Valley Golf Club
7	Nordic Centre	7	Squamish Adventure Centre

BC Rail Yards – a crown-owned, 96.2-acre property currently home to a number of small and mid-scale industrial businesses

Capilano University Squamish – inspired by imagination and rooted in innovation



Thriving Economy

Squamish is a vibrant community that embodies the spirit of exploration, collaboration, entrepreneurship, and innovation, earning itself a reputation as one of Canada's foremost entrepreneurial hubs. Squamish's allure rests in its attractive active-outdoor lifestyle, drawing a diverse and knowledgeable talent pool.

The Sea to Sky Highway, one of the world's best coastal drives, connects Squamish to Vancouver or Whistler in just forty-five minutes. Over eight million vehicles travel along this scenic highway each year. In addition to highway access, Squamish has exceptional connectivity to the global network, providing major advantage for local businesses; a deep seaport facilities with break-bulk and barging capability is backed by extensive rail and highway connections, along with international and municipal airport access.

Education facilities include a network of primary, elementary and secondary schools, School District 48 Board Offices, and a post secondary institution. Capilano University has a dedicated Squamish campus hosting up to 700 students. Squamish has a knowledge-based workforce, excelling in architecture, engineering and business management, as well as public administration, health and construction.

Vibrant, talented, entrepreneurial.

NAMED TOP ENTREPRENEURIAL COMMUNITY IN BC



POPULATION GROWTH

24,232 → 36,000
2021 POPULATION 2040 POPULATION

COMPETITIVE TAX RATES - BUSINESS TAX RATE

7.6% FOR SQUAMISH VERSUS 10.% FOR BC

COMMERCIAL LEASE RATES - PSF 2020

\$30.93

BEST CITY IN BC **TOP 10**
BEST CITY TO LIVE IN BC **# 3**
TOP CITY TO MOVE IN BC **# 4**
2021

BEST PLACE TO INVEST **TOP 10**
CANADIAN PROPERTY INVESTOR MAGAZINE
TOP 15
CANADIAN BUSINESS AND PROFIT GUIDE





Innovate

There is a unique opportunity to develop an innovation area in Squamish, with concentrations of interconnected businesses, suppliers and institutions. Ideally these organizations will have areas of shared focus and goals; business clusters that result in increased collaboration and sharing of ideas and other efficiencies. Innovation areas are typically physically compact, leverage job density, and accessibility and provide synergistic activities including office, technology, industrial, education and other employment uses.

Within Squamish innovation opportunities abound with strategic growth in sectors such as clean tech, green buildings, craft food and beverage production, adventure-based media and film, and recreation technology and performance apparel design. Over the past decade, most new jobs have been professional, scientific and technical, suggesting a strong foundation for office, or a research and development component of an innovation area. Supporting this, Squamish has a strong identity, proximity to a major urban centre, world-class infrastructure, and robust policy and strategic support from government.

Once in a lifetime opportunity to develop a new world-class Innovation Area.



68%

LOCALLY EMPLOYED WORKFORCE 2021

SIZE OF WORKFORCE

15.4K SQUAMISH 2020
A 30% INCREASE FROM 2016

2.7M BRITISH COLUMBIA 2020 - A 5% INCREASE FROM 2016



EMPLOYED WORKFORCE

LOWERMAINLAND/SOUTHWEST (2021)

1.7M

A 4.6% INCREASE OVER DECEMBER 2020

BRITISH COLUMBIA (2021)

2.7M

A 4.3% INCREASE OVER DECEMBER 2020

SQUAMISH WORKFORCE

TOP FIELDS OF STUDY

Source: Statistics Canada Labour Force Survey, Emsi Analyst, District of Squamish

TOP FIELDS OF STUDY

1. Engineering & Related Technology 12.3%
2. Business Management & Public Administration 12.5%
3. Health & Related Fields 12.1%
4. Social Sciences & Law 8.6%
5. Education 4.3%

SELF-EMPLOYED SQUAMISH A 9% INCREASE FROM 2016
2,361

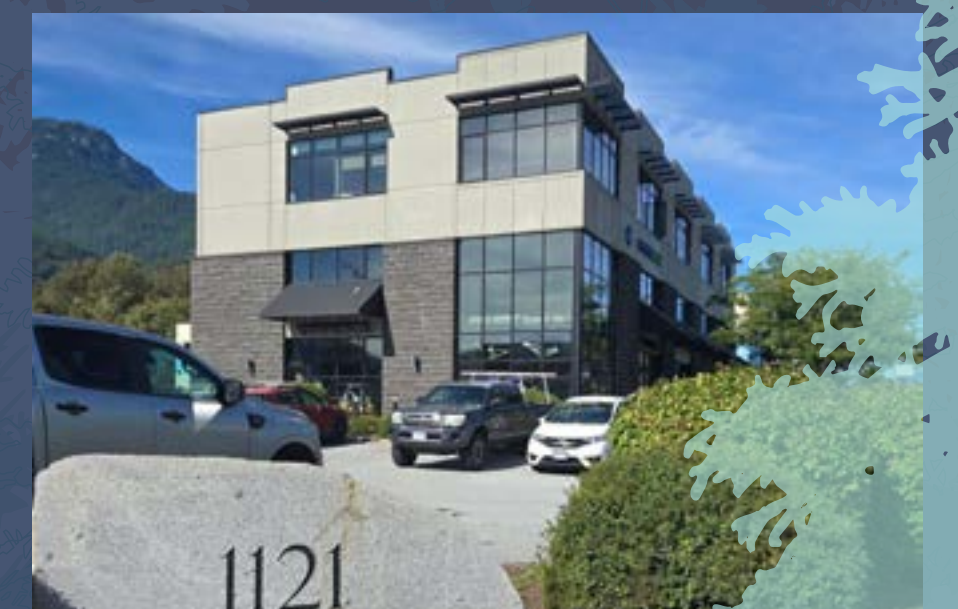
Industrial

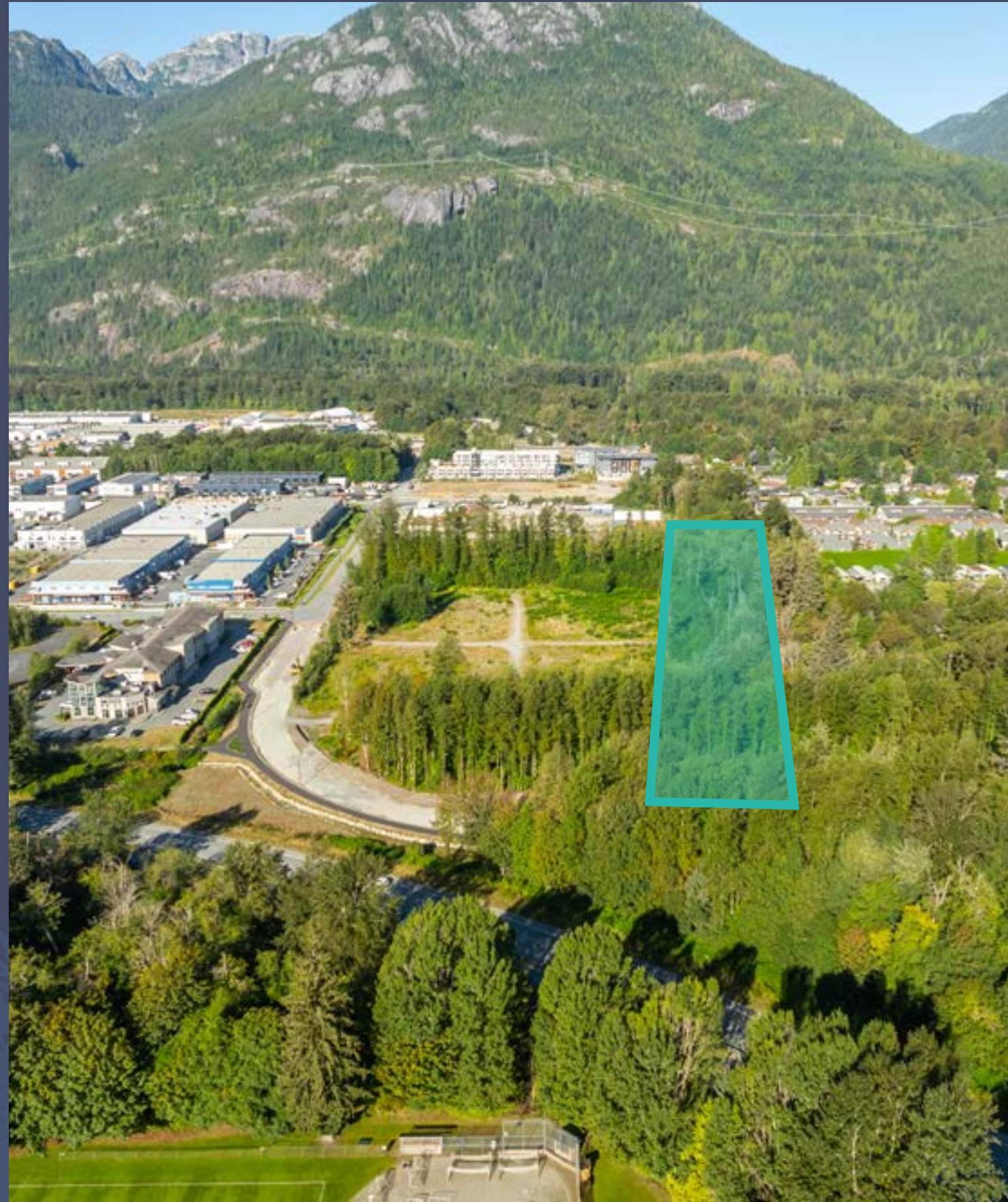


Squamish Business Park is a thriving hub spanning over 215 acres, and is centrally located in Squamish. It is occupied with warehousing, indoor recreation, recreation technology and light industrial users, incorporating accessory office and service retail space.

Priority will be given to expressions of interest that maximize the employment intensity and diversity generated on the property. Further, industrial operations that could also support prospective innovation uses on the property will also be prioritized.

Additionally, the eastern boundary of the site presents an excellent opportunity for high-profile frontage, capturing the attention of the hundreds of thousands of people who travel between Vancouver and Whistler each year.





Mixed Employment / Residential

The District will entertain expressions of interest for the area shown in blue for a mixed-use development. This portion is designated Mixed Employment in the Official Community Plan.

The intention of this designation is for a creative, complimentary, and flexible mix of employment-generating uses. In transitional employment and light industrial areas, permitted uses could include limited retail, business office, professional office, light industrial, and residential mixed use. Residential-only and retail-only land uses are not supported under this designation.

This portion could be considered for development on its own or in support of the adjacent Innovation Area lands.

The District will consider a site-specific Comprehensive Development zone for this portion of the property.

Team



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downtown-squamish.com



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