



FOR LEASE

Tseqwtsúqum, Whistler, BC

Future Highway Commercial Opportunities at the Gateway to Whistler

Q4 2027

Ideal for: Grocery*,
Liquor*, QSR,
Fitness

+23,000 SF of
New Commercial
Available



*Subject to Zoning Approvals

FOR LEASE

Tseqwtsúqum, Whistler, BC

Salient Details

ADDRESS

1000 Alpha Lake Road, Whistler, BC

ZONING

IS5 - Industrial
CS2 - Commercial

TIMING

Q4 2027

SF AVAILABLE

Building A: 5,810 SF
Building B: 12,125 SF
Building C: 5,810 SF
Total SF: 23,745 SF

SURFACE PARKING STALLS

69* stalls

TRAFFIC COUNTS

Sea-to-Sky-Highway: 35,051 VPD

ASKING RENT

Please Contact Listing Agents

ADDITIONAL RENT

\$15.00 (2027 estimate)

**Subject to rezoning approvals*








Opportunity

Tetra Realty Advisors is pleased to present 1000 Alpha Lake Road in Whistler, BC (the "Project") for lease. This offering represents a rare and exciting opportunity to secure brand-new commercial space within the heart of Function Junction, meeting the growing demand for daily-needs retail in a high-traffic and growing area.

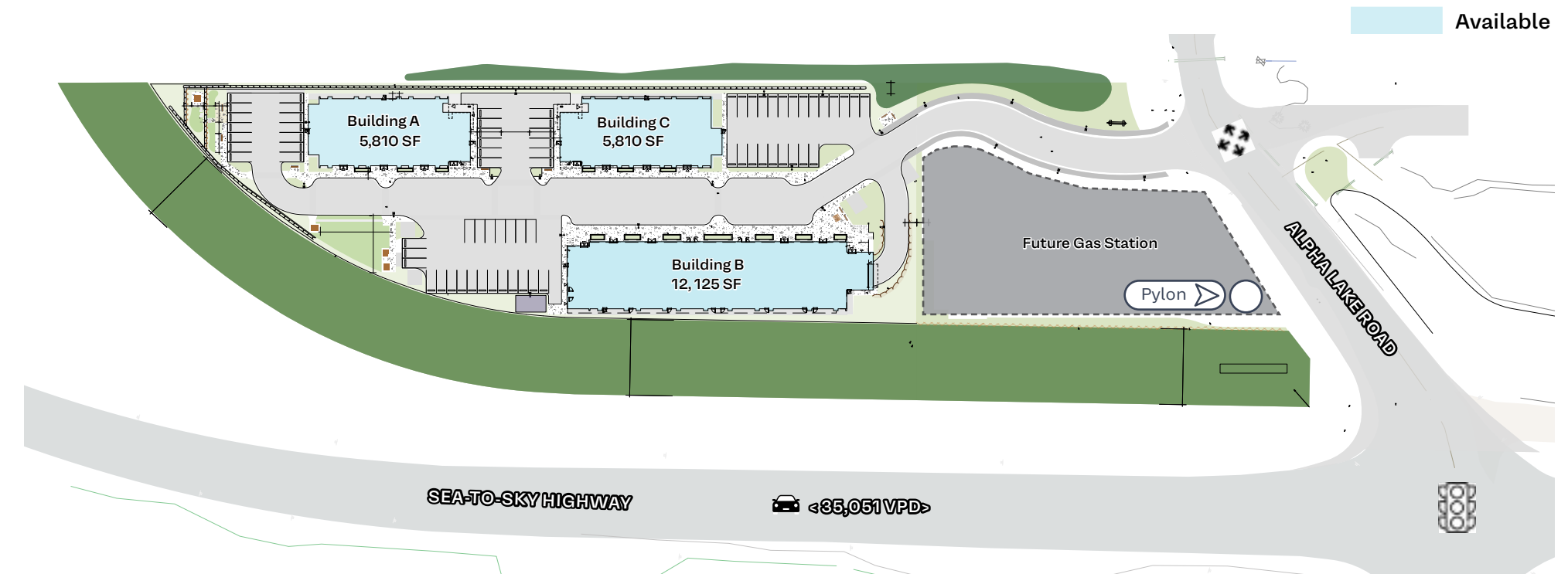
Thoughtfully designed across **three mixed-use buildings**, the development will feature **ground-floor commercial** units with **72 employee units** above, fostering a **built-in customer base** and contributing to the continued growth of the immediate area.

The Project is the **Lil'wat Nation's flagship, Nation-led development** and represents a long-term commitment to economic growth and sustainable commercial opportunities.

Highlights

-  **Brand-new mixed-use development** at the fully signalized intersection at the entrance to Whistler.
-  Ideal for a wide range of daily-needs retailers, including **small-format grocery, liquor, fitness, medical, wellness, and quick service restaurant** concepts.
-  Prominent position at the **gateway to Whistler**, offering exceptional access to both residents and visitors commuting along the Sea-to-Sky Highway.
-  **Highly accessible site** with convenient ingress/egress directly from the Sea-to-Sky Highway and **adjacent to a future gas station** and convenience store.
-  Located within a **well-established, amenity-rich node** surrounded by breweries, cafes, specialty retailers, and service oriented businesses frequented by locals and seasonal visitors.

Site Plan



Demographics

12,328	57.16%	14,757	5,306	\$76,802	36
Total Population	Population Increase Over Next 10 Years	Total Daytime Population	Total Households	Average Household Income	Average Age

*Demographics based on a 15 minute drive time









Function Junction

Whistler is a leading four-season resort community with over **14,000 residents**. Located 120 km north of Vancouver, the municipality welcomes **~3.4 million visitors annually** and supports accommodation capacity for **~30,000 overnight guests**. Whistler's year-round economy is driven by tourism, hospitality, trades, retail, recreation, and an expanding local population anchored by a young, active workforce.

Function Junction is Whistler's primary service-commercial and light-industrial district. Home to trades, logistics, auto services, boutique manufacturing, breweries, cafes, and recreation-oriented businesses, the area functions as the daily workplace for a significant portion of Whistler's employees. With lower operating costs than the Village and consistent local traffic, Function Junction has become a lively hub for both residents and visitors seeking "off-village" services and amenities.

Market Highlights

 <p>Whistler's main employment & service commercial node</p>	 <p>Concentration of trades, logistics, auto repair, and industrial services</p>
 <p>High daytime worker population drawn from across Whistler</p>	 <p>Growing cluster of breweries, cafes, boutique makers, and recreation/outdoor brands</p>
 <p>Balanced year-round economy with strong winter and summer seasons</p>	 <p>Strategic location along Highway 99 / Sea-to-Sky Corridor with regional draw from Squamish & Pemberton</p>
 <p>Highly accessible location for commuters entering and leaving Whistler Village</p>	 <p>15 minute drive from Function Junction to Whistler Village</p>



Surrounding Considerations



Project Renderings





Contact us for more information.

CONNOR EDEN*
Partner
778-897-0464
connor.eden@tetrarealty.ca
*Personal Real Estate Corporation

MIKE HODGE*
Partner
604-897-8039
mike.hodge@tetrarealty.ca
*Personal Real Estate Corporation



© 2025 Tetra Realty Advisors. The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Tetra Realty Advisors. All rights reserved. E. & O.E.