NOW LEASING | PHASE 1

Gateway 286, Merritt, BC

RETAIL OPPORTUNITIES AT FUTURE HIGHWAY COMMERCIAL DEVELOPMENT

Join:

Canco
Wendy's
Tim Hortons
and more...

GATEWAY 286

Where Journey Meets Destination

Developed By:

TROIKA



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PROJECT OVERVIEW

Gateway 286 is poised to redefine Merritt, B.C., as a key hub for commerce, culture, and community, blending unparalleled location advantages, diverse amenities, and a commitment to sustainability. Gateway 286 will be an integral part of the Merritt community, marking it as a destination of choice for tenants and travelers alike.

HIGHLIGHTS

- A gateway to B.C.'s interior markets, Merritt is centrally located at the junction of four major highway routes
- 7-acre highway commercial development located at Merritt's historical visitor centre lands
- 30,000 SF of new commercial space, comprised of CRU and varying drive-thru (C-store and build-to-suit) opportunities
- Unparalleled access to/from Coquihalla Highway (Hwy 5) and Okanagan Connector (Hwy 97C)
- Gateway 286 will also feature rest stop amenities including EV charging stations
- Immediate area highway traffic counts exceeding 20,500 VPD
- Merritt is projected to have an average household income that exceeds $97,000 by 2027

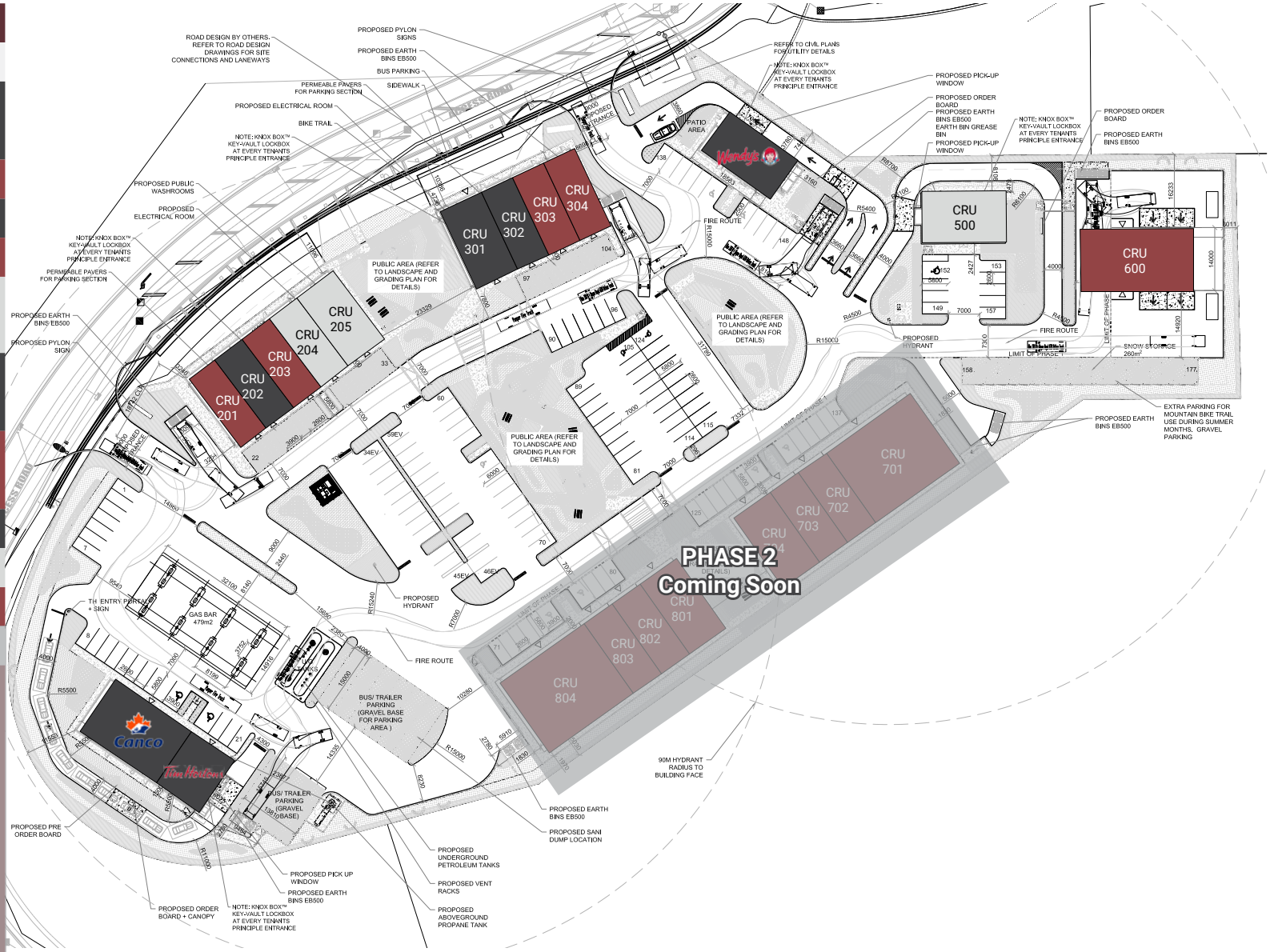
GATEWAY 286

SITE PLAN

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Available | Under Offer | Leased

BUILDING	UNIT	SIZE (SF)
PHASE 1		
1	101	3,502
1	102	1,320
2	201	1,528
2	202	1,098
2	203	1,851
2	204	1,475
2	205	1,701
3	301	1,505
3	302	1,336
3	303	2,010
3	304	2,010
4	400	2,271
5	500	2,390
6	600	3,767
PHASE 2		
7	701	4,672
7	702	1,561
7	703	1,561
7	PHASE 2	2,024
8	801	2,024
8	802	1,561
8	803	1,561
8	804	4,672



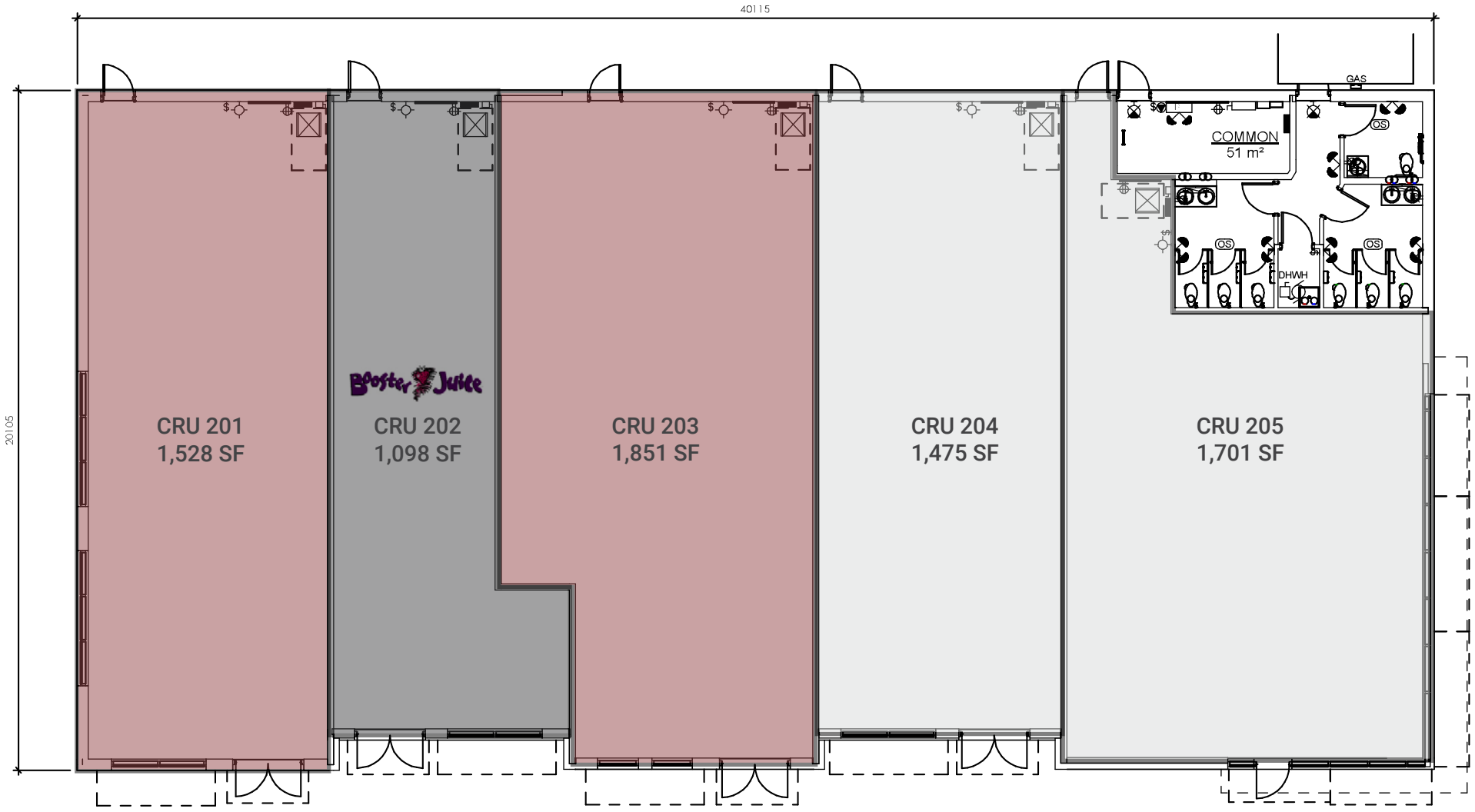
*Proposed building plans are preliminary and subject to change.

GATEWAY 286

FLOOR PLAN - BUILDING 2

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Available | Under Offer | Leased

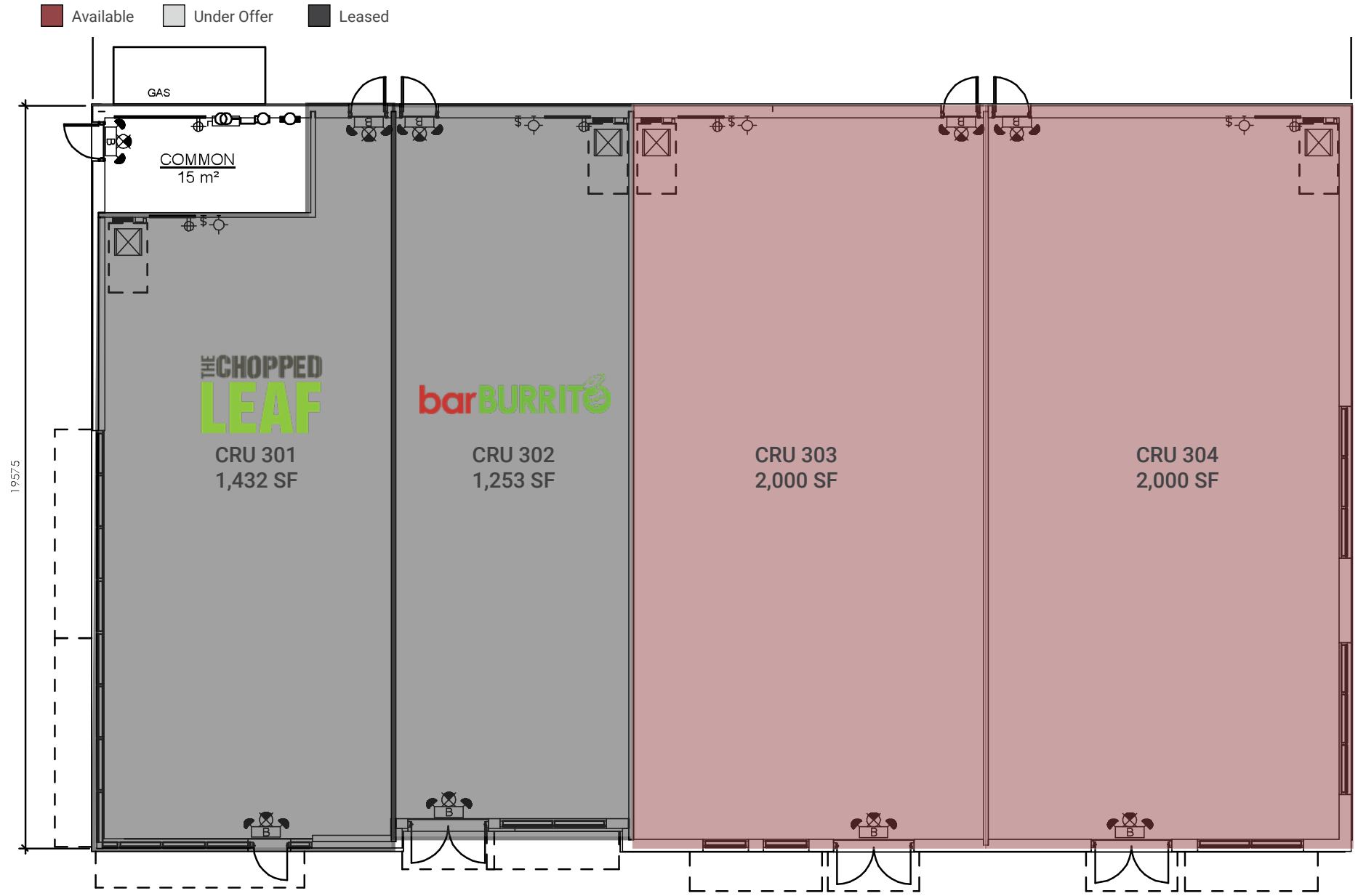


*Proposed building plans are preliminary and subject to change.

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FLOOR PLAN - BUILDING 3

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*Proposed building plans are preliminary and subject to change.

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CONSTRUCTION UPDATE

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LOCATION OVERVIEW

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NOTABLE DRIVE TIMES

Vancouver	3h 30min
YVR Airport	3h 30min
YXX Airport	2h 10min
Chilliwack	1h 45min
Osoyoos	2h 24min
Penticton	1h 35min
Kelowna	1h 25min
Vernon	2h 10min
Kamloops	58min

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GATEWAY 286

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