TAURUS

CASE **STUDY**

Fraser Gateway Centre.

From construction site to stabilized sale. How Taurus supported Denciti Development's Chilliwack highway centre through opening, lease-up and exit.



4.46	3	11/10	2026
Acres on Highway 1	Land leases managed	Client's rating of our communication	Stabilized and sold

Client	Denciti Development Corp.
Property	Fraser Gateway Centre, 43971 Industrial Way, Chilliwack, BC
Scope	One retail building and three land leases
Timeline	Taurus took over October 2024; management ends December 2026 with the sale

THE **CHALLENGE**

A new centre, and a manager that wasn't keeping up.

Fraser Gateway was mid-transformation. Denciti had demolished part of an operating hotel, liquor store and retail site to build new commercial retail units at Chilliwack's Highway 1 gateway.

The previous manager was short on availability, accountability and performance. Denciti's team was spending time directing the manager to do the job it was hired for.

Denciti needed a manager who could take the site from construction into operation, onboard new tenants and handle the details without being chased.

WHAT **TAURUS DID**

We knew our scope. Nobody had to tell us to do our job.

01	**Construction to operation**	Took over in October 2024 and moved the centre from a construction site to an operating property.
02	**Ahead of tenant needs**	Knew what the new tenants would be looking for before Denciti had to ask.
03	**On top of the leases**	Tracked key dates and flagged issues early, including when a proposed step conflicted with a specific lease clause.
04	**Fees that fit lease-up**	Structured fees around the centre's lease-up, so Denciti wasn't carrying a big management cost while the centre filled.
05	**Through the sale**	Kept reporting and payments on time and turned around tenant estoppels for the sale.
06	**Buyer transition**	Worked closely with the seller, buyer and all brokers for a smooth transfer of ownership.

THE **RESULTS**

Construction site to a stabilized, sold centre.

Communication: “11 out of 10”	Real people answered the phone, emails got fast replies, and reporting and payments arrived on time.
No chasing	Denciti stopped managing its manager and could focus on construction, leasing and the sale.
Smooth exit	Taurus handled estoppels and sale paperwork without slowing the deal. Denciti sold the centre in 2026.

IN THE **CLIENT’S WORDS**

“You are a property management company that knows property management. That has not been my experience in my decades of dealing with property management companies.”

Jonathan Silcock, VP Development, Denciti Development Corp.