



**GROCERY
ANCHORED
SHOPPING
CENTRE FOR
LEASE**

9014 152nd St
Surrey, BC

PROPERTY LEASING BROCHURE



SITINGS REALTY LTD.

SITINGS.CA / 604.684.6767

1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

SUMMARY

- Opportunity to lease a desirable unit in the highly sought after Fleetwood Village Shopping Centre anchored by Save on Foods on the main intersection of Fraser Highway and 152nd Street.
- Grocery anchored site with great access and strong local trade area.
- Recently approved Skytrain extension will connect Fleetwood with Vancouver's Lower Mainland via the Expo Line SkyTrain.
- Future plans to connect Surrey and Langley through Skytrain expansion project along Fraser Highway.

DETAILS

✦ <u>Size:</u> 1,032 SF	✦ <u>Possession:</u> Q1 2023
✦ <u>Traffic Counts:</u>	✦ <u>Rates:</u> Contact Listing Agents
✦ <u>152nd St:</u> 35,300 VPD	✦ <u>CAM & Property Taxes:</u> \$10.22
✦ <u>Fraser Hwy:</u> 30,400 VPD	+5% Management Fee

CO - TENANTS



DEMOGRAPHICS

	1KM	3KM	5KM	SURREY
2022 Population	12,561	98,149	239,482	563,652
2027 Population	12,923	102,100	253,094	601,245
2022 Daytime Population	8,600	67,889	187,151	563,084
2022 Average HH Income	\$118,179	\$114,416	\$111,387	\$122,942

BRANDON SIBAL

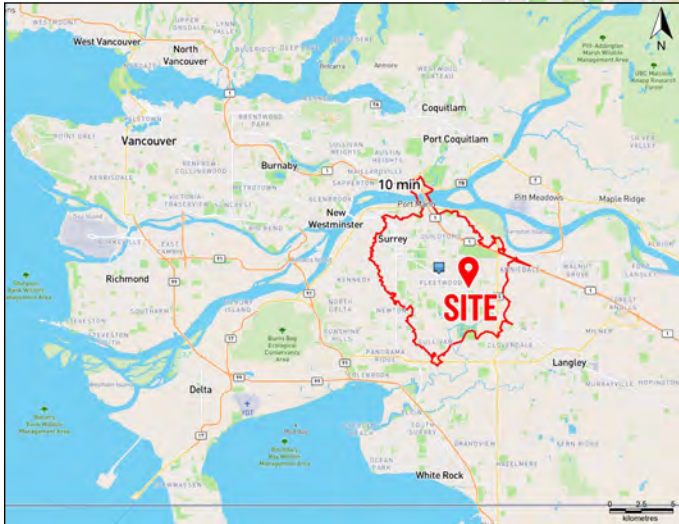
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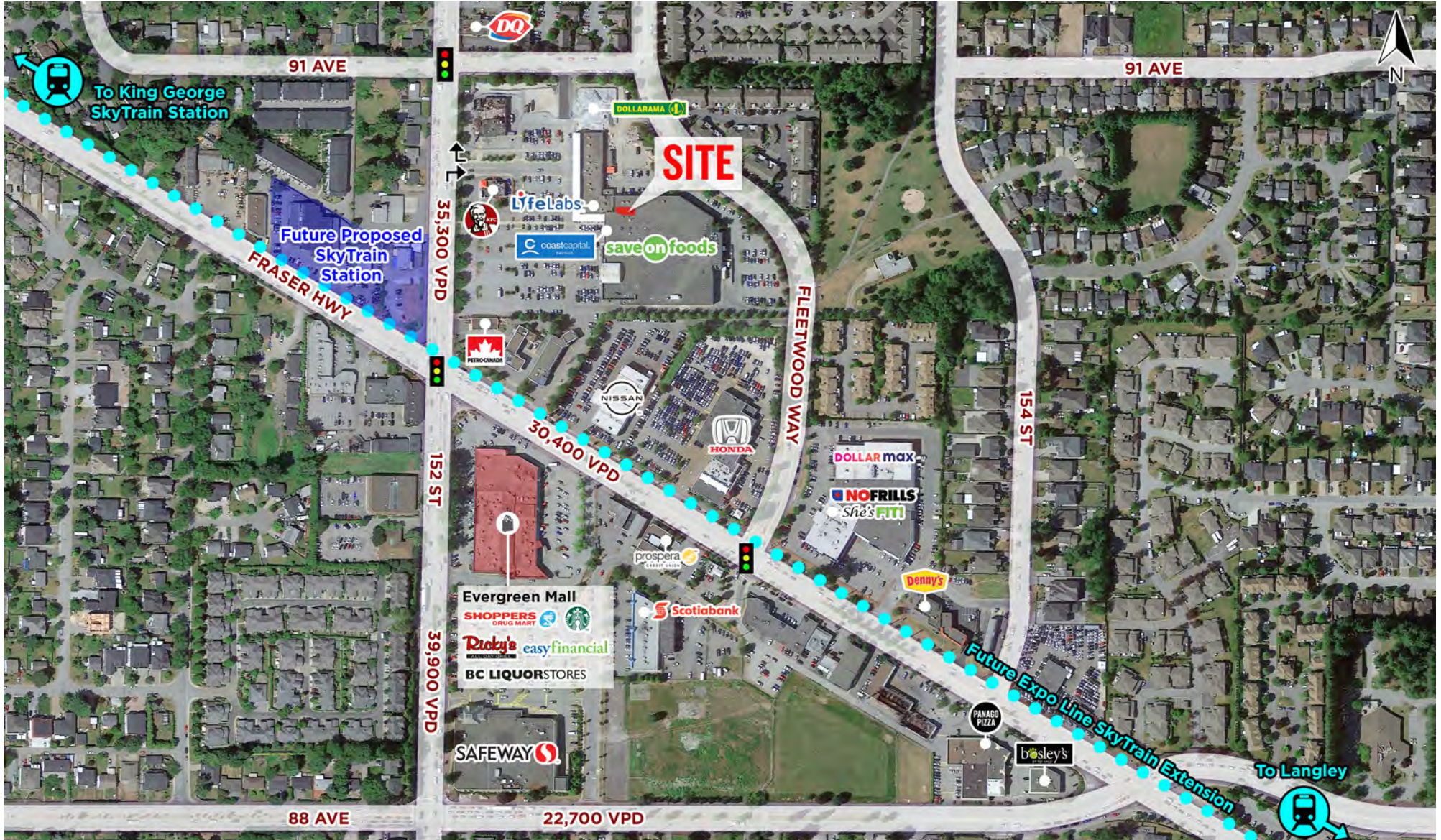
TRADE AREA

10 MIN

2022 Population	243,993
2027 Population	258,745
2022 Daytime Population	177,433
2022 Average HH Income	\$111,324

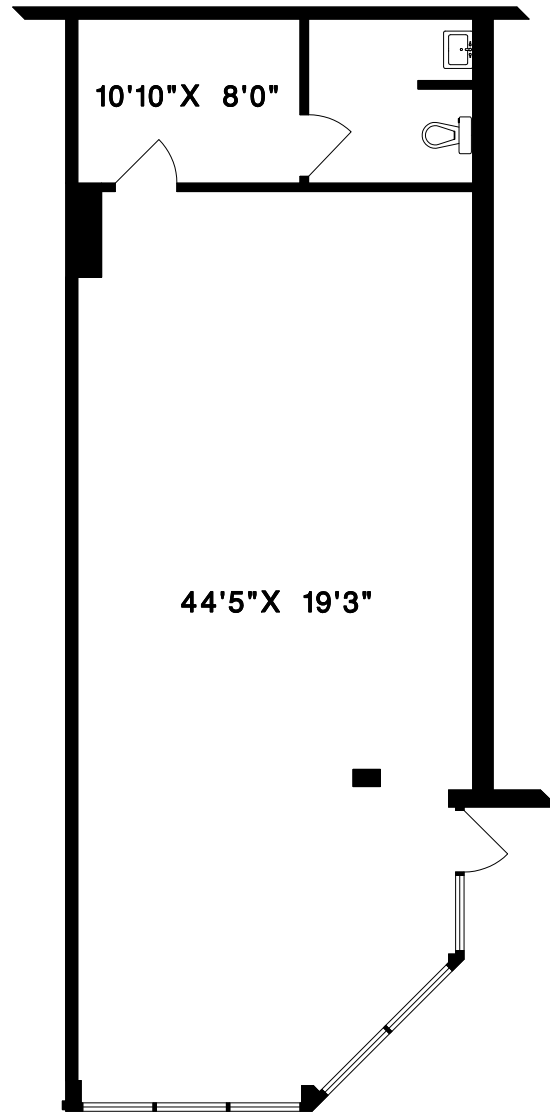


ZOOMED AERIAL



FLOOR PLAN

9014 152ND ST
Surrey, BC



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UNIT 103



PYLONS



FLEETWOOD VILLAGE

