

**358 175A STREET, SURREY**

**DRIVE-THRU, RETAIL & OFFICE OPPORTUNITIES AT GATEWAY CROSSING**

**FOR  
LEASE/  
SALE**



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# Welcome to Gateway Crossing

Gateway Crossing is situated in the bustling Pacific Douglas neighbourhood, this unit benefits from high vehicle and pedestrian traffic, ensuring excellent visibility for your business. The location is also highly transit-friendly, with nearby bus routes connecting to key hubs including White Rock Centre, South Surrey Park & Ride, and Bridgeport SkyTrain Station, providing easy access for staff and clients.

The property includes extensive on-site parking, ensuring easy access for both customers and staff. Its prominent frontage along 175A Street delivers outstanding branding opportunities in a high-traffic location, drawing steady visibility from local residents, commuters, and cross-border travelers.

## Highlights

-  Visible Frontage
-  Efficient Retail and Office Layouts
-  High Traffic Area
-  8 EV Charging stalls under construction
-  Transit Friendly with nearby bus routes connecting to key hubs including White Rock Centre, South Surrey Park & Ride, and Bridgeport SkyTrain Station
-  Convenient access to Highway 99, providing quick connections to White Rock, South Surrey, and Metro Vancouver



## Unit Breakdown & Pricing

### For Lease

Unit	Type	Zoning	Size	Basic Rent	Additional Rent	Monthly Rent
104B - 382 175A Street	Retail	CD	± 1,987 SF	\$40.00/FT	\$10.00/FT	\$6,623.33 + GST
105 - 358 175A Street	Retail	CD	± 1,000 SF	\$40.00/FT	\$10.00/FT	\$4,166.67 + GST
106 - 358 175A Street	Retail	CD	± 1,100 SF	\$40.00/FT	\$10.00/FT	\$4,583.33 + GST
207 - 358 175A Street	Office	CD	± 1,141 SF	\$28.00/FT	\$10.00/FT	\$3,613.17 + GST

### For Sale

Unit	Type	Zoning	Size	Price	Monthly Rent
101 - 358 175A Street	Retail	CD	± 1,088 SF	\$120,000	\$4,533.33 + GST

Disclaimer: Measurements are approximate and shall be verified by the Tenant if deemed important.



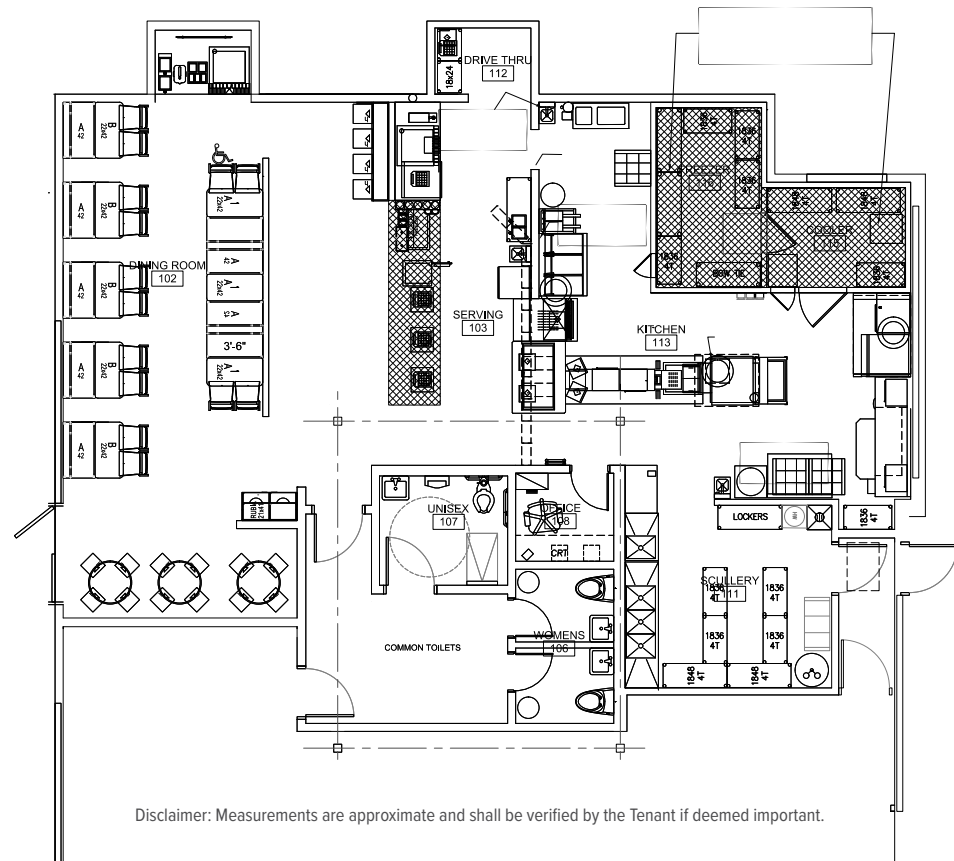
RETAIL  
Unit 104B



RETAIL  
Unit 104B



Unit 104B offers ± 1,987 square feet of prime commercial space, featuring a rare drive-thru configuration in one of Surrey's fastest-growing retail nodes. Designed with a highly efficient layout, the unit provides excellent functionality for quick-service operators and other customer-focused businesses while remaining flexible for a variety of uses.



RETAIL  
Unit 105



RETAIL  
Unit 105



Unit 105 is a prime turnkey grocery store. Located in the growing Pacific Douglas neighbourhood of South Surrey, this ± 1,000 SF commercial unit offers an efficient layout with excellent frontage, two dedicated parking stalls, and exposure in a high-traffic, transit-accessible area.



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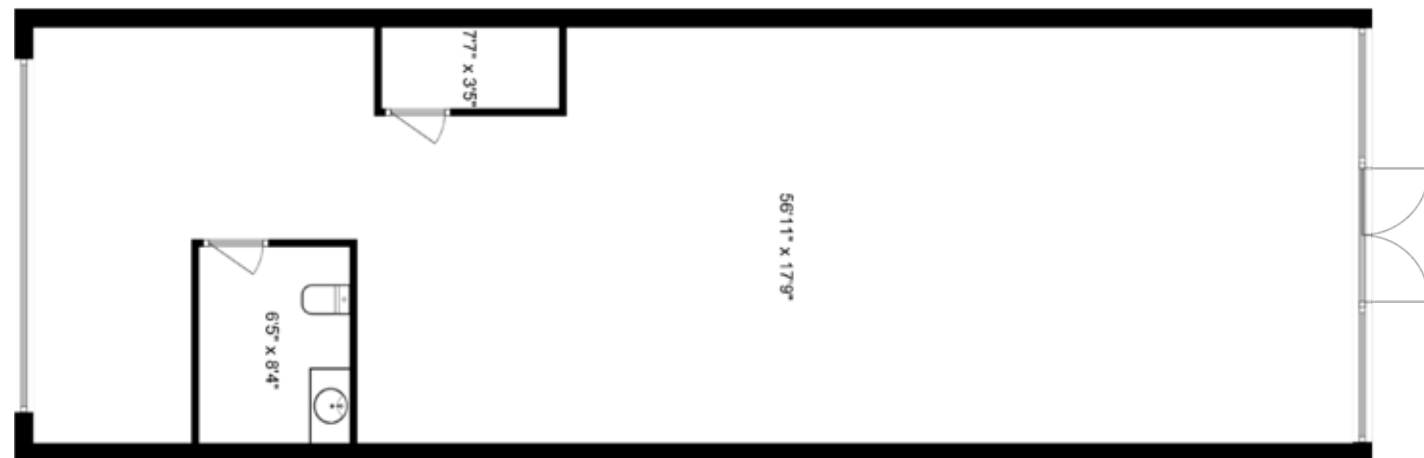
RETAIL  
Unit 106



RETAIL  
Unit 106



Unit 106 is well-suited for professional services, retail, or client-facing businesses, offering a move-in-ready space in a strategic, accessible, and highly visible location.



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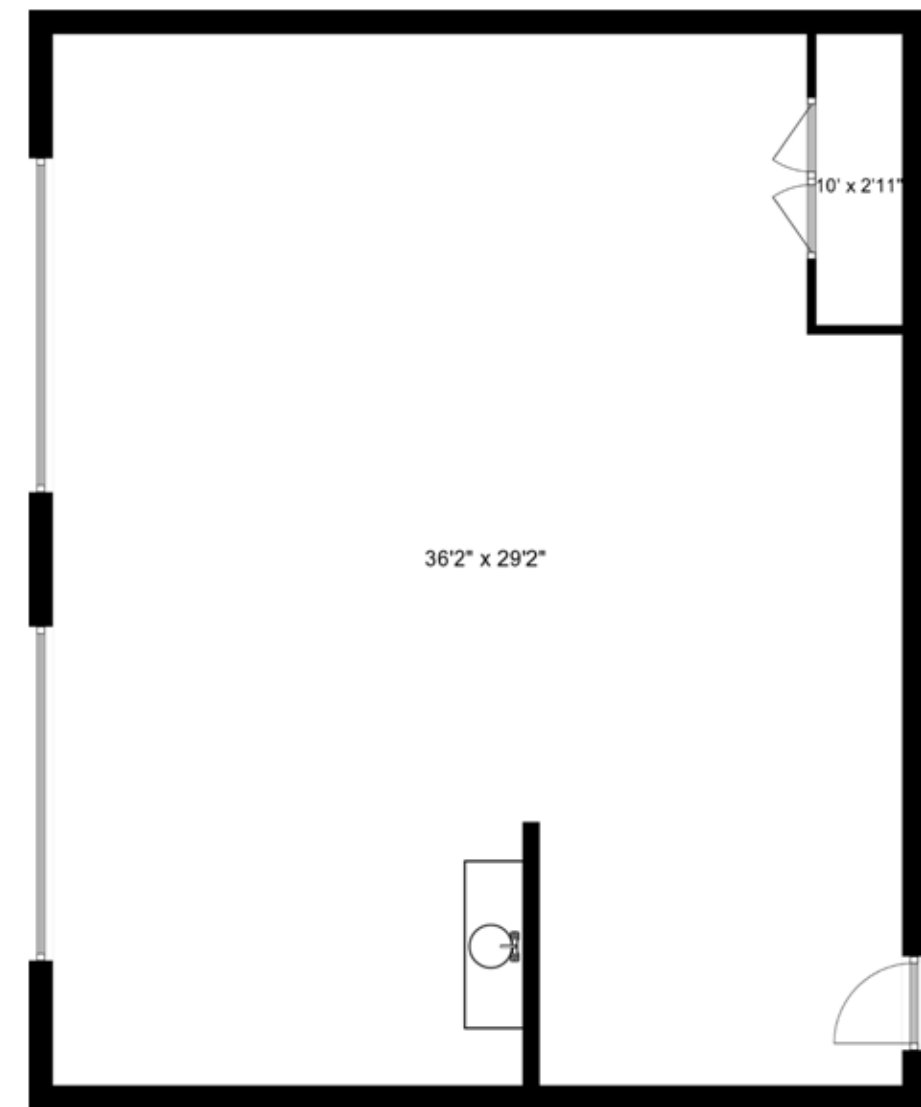
OFFICE  
Unit 207



OFFICE  
Unit 207

Unit 207 offers a well-designed second-floor ±1141 office space in a professional building located in Surrey's rapidly growing Pacific Douglas area. Featuring an efficient layout, the unit is ideal for businesses seeking a functional workspace that maximizes productivity. The space includes a dedicated boardroom, providing a private and professional setting for meetings and client presentations.

Unit 207 is well-suited for professional services, small to mid-sized companies, or satellite offices looking for a strategic location with a polished, contemporary feel.



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RETAIL  
Unit 101



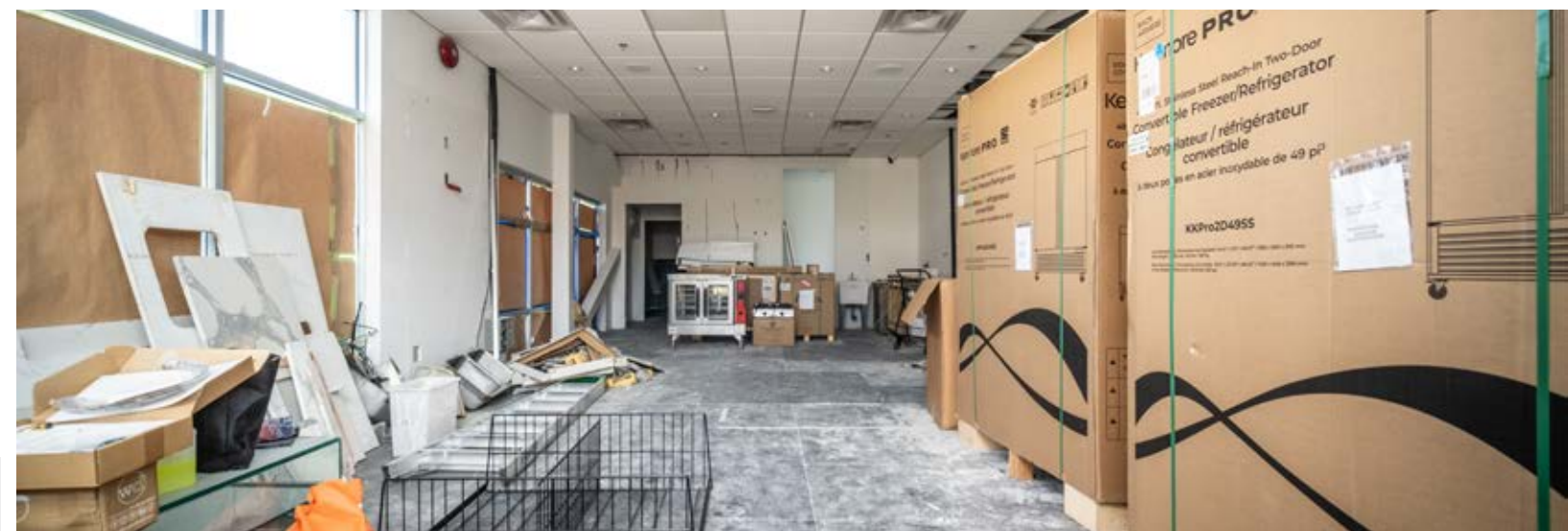
RETAIL  
Unit 101



Opportunity to buy a fully functional brand new ± 1,088 square foot turnkey coffee shop recently completed in the Pacific Douglas Neighbourhood of South Surrey, minutes from the Canada-U.S. Peach Arch Border Crossing. This well-maintained retail unit features an efficient layout, with high visibility frontage and is suitable for a Cafe or Coffee tenant. This unit contains a kitchenette space, air conditioning, and retail display. The unit has a hand wash station, prep table, coffee maker, and coffee grinder installed, making it attractive to future tenants.



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## Location

Situated in Surrey’s Pacific Douglas neighbourhood, Gateway Crossing benefits from a highly accessible and strategic location along the Canada–U.S. border. The property offers direct access to Highway 99, providing seamless connectivity to White Rock, South Surrey, and Metro Vancouver to the north, as well as Blaine and Bellingham, Washington to the south. The area is experiencing steady growth, with a mix of professional offices, light industrial, and retail services supporting the surrounding residential communities. Tenants enjoy proximity to local amenities, including dining, retail, and service providers, while also being just a short drive from Morgan Crossing and Grandview Corners shopping centres.

## Transit

Gateway Crossing is conveniently located with excellent regional connectivity. The property is only minutes from Highway 99, providing seamless access north to White Rock, South Surrey, and Metro Vancouver, and south to the Pacific Border Crossing. Public transit options are available nearby, with TransLink bus routes serving the Pacific Douglas neighbourhood and connecting to White Rock Centre and the South Surrey Park & Ride. From there, commuters can access express bus service to Bridgeport Station on the Canada Line SkyTrain, linking directly to Richmond, Vancouver International Airport (YVR), and downtown Vancouver.

## FOR MORE INFORMATION CONTACT

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