



790 176 Street, Surrey BC

Retail Space in the Hazelmere Neighbourhood **for lease**

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FOR LEASE | RETAIL SPACE IN SOUTH SURREY

790 176 Street, Surrey BC



Opportunity

Opportunity to secure a high exposure retail storefront at the intersection of 176 Street (Pacific Hwy) and 8th Avenue in Surrey, BC. This well-positioned unit offers two entrances, excellent signage and is ideal for quick service restaurant groups. The property offers two points of access, an abundance of parking and is conveniently located within blocks of the Pacific Highway USA/Canada Border Crossing. This is your opportunity to service the convenience needs of the growing Douglas neighbourhood of Surrey and all incoming and outgoing traffic to the USA/Canada Border.

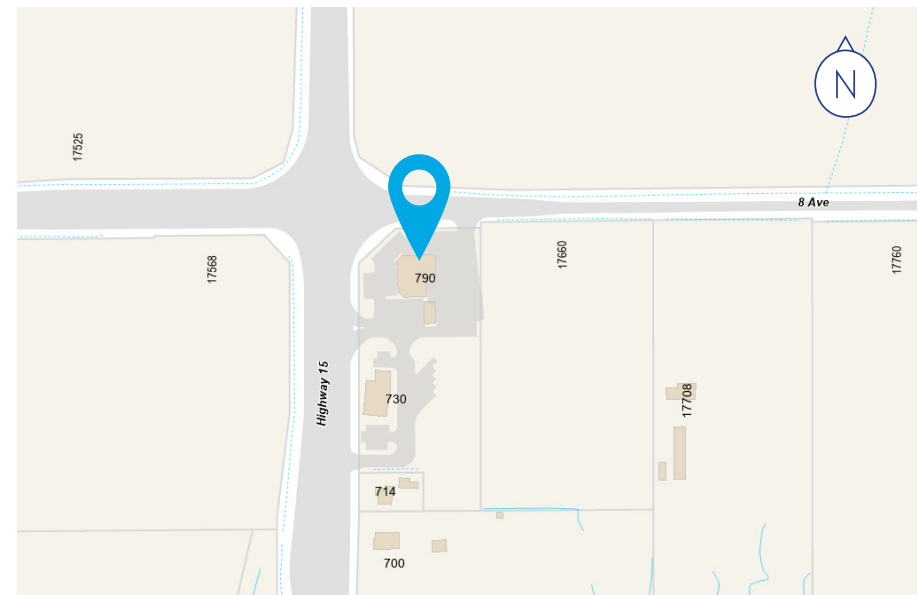
Property Details

Subject Area	+/- 1,100 SF
Net Rent	Please contact listing agents
Additional Rent (2023)	Please contact listing agents
Availability	Immediately

Highlights

- +/- 1,100 SF retail storefront in a unique location
- Located in a tranquil part of the city, known for its relaxed ambiance and proximity to freeway and major arterial roads
- Minutes from Highway 99, and King George Boulevard
- Adjacent to a Chevron Gas Station with an "On the Run" convenience store
- Ideal for quick service restaurant groups
- Higher than average household income within 3 kms
- Electrical capacity: 225 amps 120/240 volts 3 phase 4 wire

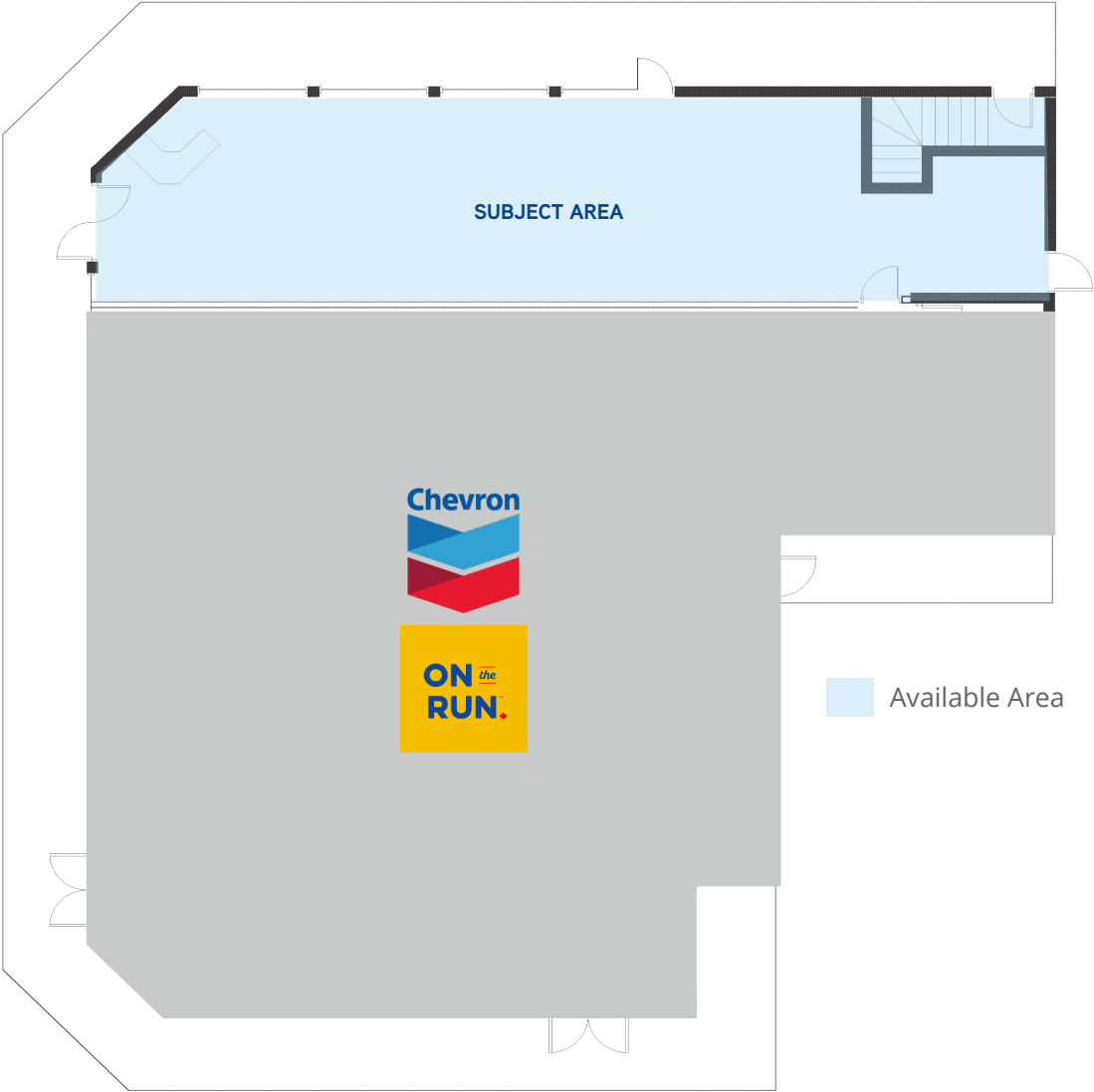
Municipal Map



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Floorplan



Demographics - 3 km



Current Population
(2023)
9,726



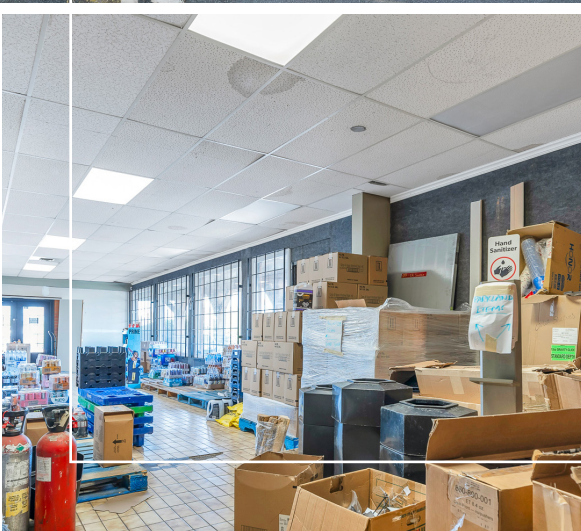
Projected Population
(2033)
10,810



Average Household Income (2023)
\$154,597



Projected Household Income (2033)
\$206,651



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