



THE SHOPS AT

STERLING

PRIME RETAIL SPACES
FOR LEASE

14455 64 AVENUE, SURREY, BC

DEVELOPED BY



SALES & MARKETING BY





Welcome to The Shops at Sterling

INTRODUCING A FANTASTIC OPPORTUNITY TO ESTABLISH YOUR BUSINESS ALONG THE BUSTLING 64TH AVENUE IN SURREY.

The Shops at Sterling, by Sunmark feature 11 prime retail units ranging from 764 SF to 4,700 SF. They are accompanied by three floors of rental apartments and 41 three-bedroom townhomes, creating a lively area with continuous foot traffic.

With its vibrant community, excellent accessibility, and nearby amenities, The Shops at Sterling is the ideal location for storefront visibility. Situated in the rapidly growing Sullivan Heights neighbourhood, this area benefits from substantial foot traffic, a diverse residential population, and easy access to major transportation routes, making it highly appealing for new shops and businesses.

Highlights



10,171 SF of
Commercial Space



Two Units
Remaining



28 Designated
Retail Parking Stalls



Close Proximity to
Bell Performing Arts Studio



Anticipated Occupancy
Q3 2025



Located in
Sullivan Heights



Positioned for Success

ONE OF THE KEY ADVANTAGES OF THIS LOCATION IS ITS PROXIMITY TO ESSENTIAL AMENITIES.

With several grocery stores, fitness centers, and cafes nearby, along with recreational spots like Sullivan Heights Park, YMCA, and Bell Performing Arts studio, the area draws in a variety of potential customers. The presence of schools, such as Cambridge Elementary and Sullivan Heights Secondary School, ensures a steady flow of families and students. The local community centres offer programs that keep the neighbourhood active, further increasing foot traffic.

Positioned for excellent visibility along 64th Avenue, these retail units offer various entry points and seamless connectivity to King George Boulevard and Highway 10. The area is also well-served by multiple bus routes linking to major transit hubs like Newton Exchange and Surrey Central SkyTrain Station, ensuring easy access for commuters. The Shops at Sterling, with over 2,000 nearby residents, offers high visibility in a growing community. Its prime Surrey location, abundant amenities, and future SkyTrain extension make it a premier retail destination.

Amenity Map

FOOD & DRINK

1. Blenz Coffee
2. Clove – The Art of Fine Dining
3. OPA! of Greece Sullivan Centre
4. Triple O's
5. Subway
6. Pokerrito
7. barBURRITO
8. Popeyes Louisiana Kitchen
9. Donair Affair
10. Veggie Burger House

EDUCATION

1. Goldstone Park Elementary School
2. McLeod Road Traditional Elementary
3. Sullivan Heights Secondary School
4. École Woodward Hill Elementary School
5. Hyland Elementary
6. Cambridge Elementary School
7. Sullivan Elementary School

RETAIL & SHOPPING

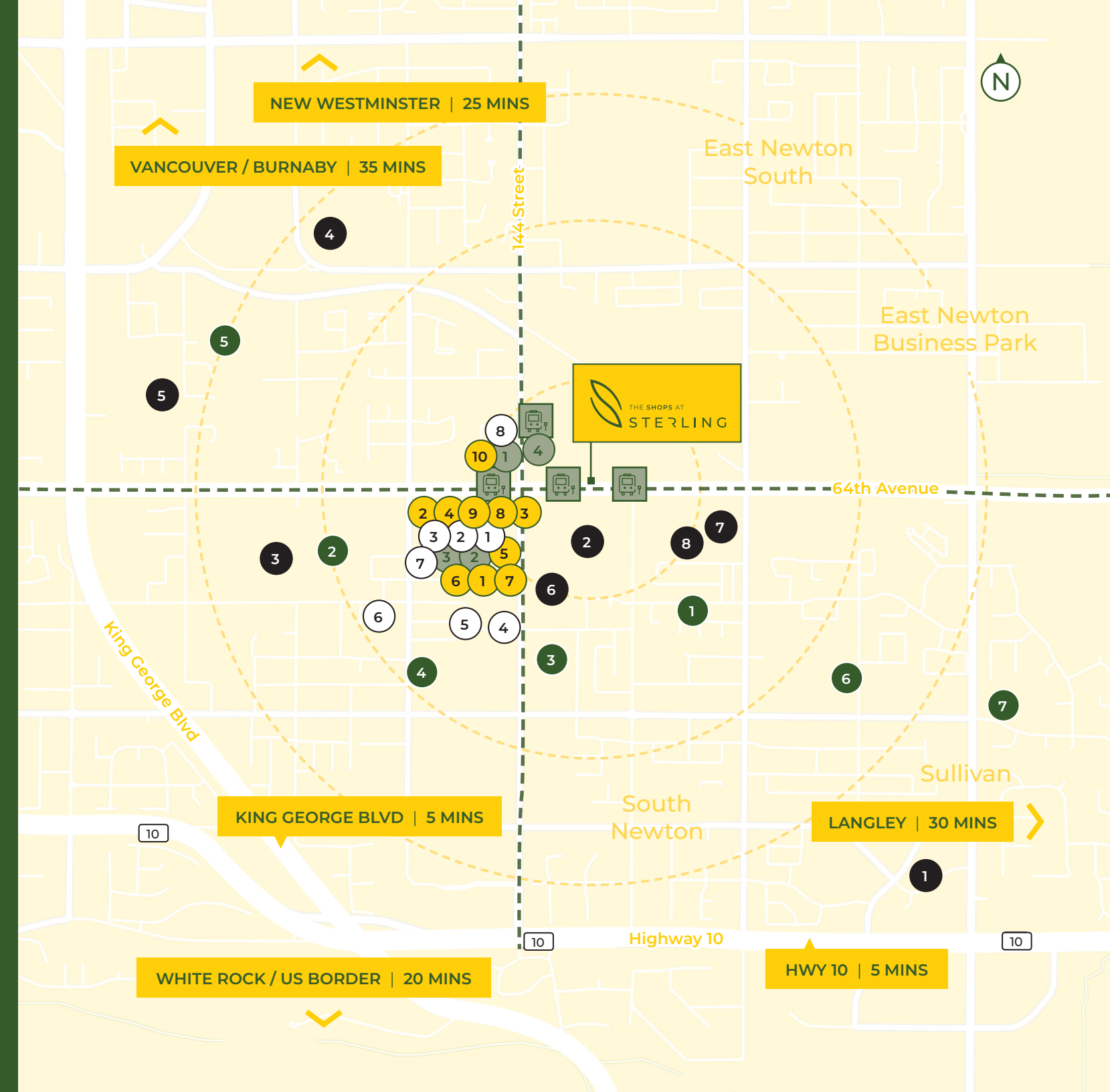
1. Snackplug
2. Dollar 'N' Plus
3. Farm and Spice Grocers
4. 7-Eleven

PARKS & RECREATION

1. YMCA
2. Sullivan Heights Park
3. McLeod Park
4. Hazelnut Meadows Community Park
5. Hyland Creek Park
6. Bell Performing Arts Centre
7. Dreams Gymnastics Inc.
8. Panorama School of Dance

SERVICES

1. Doctors of Sullivan Heights Medical Clinic
2. Sullivan Heights Pharmacy
3. Pulse Physiotherapy & Sport Clinic
4. Sullivan Animal Hospital
5. Sullivan Heights Dental
6. Happy Smile Dental Clinic
7. Bob's Hair & Beauty Bar
8. A & Zee Barber Shop





Community Roots

THE SHOPS AT STERLING ARE SET WITHIN A DYNAMIC AND GROWING COMMUNITY, PROVIDING YOUR BUSINESS WITH IMMEDIATE ACCESS TO A BUILT-IN CUSTOMER BASE.

This area has not seen a vacancy in years, and here's your opportunity to get in at the ground level. It has an exceptional location, incredible style and the most competitive value around. This vibrant community setting promises a blend of residential and commercial activity, contributing to a thriving business environment.

Purposeful Design



12' to 14' Clear Ceiling Height



28 Surface Parking Stalls



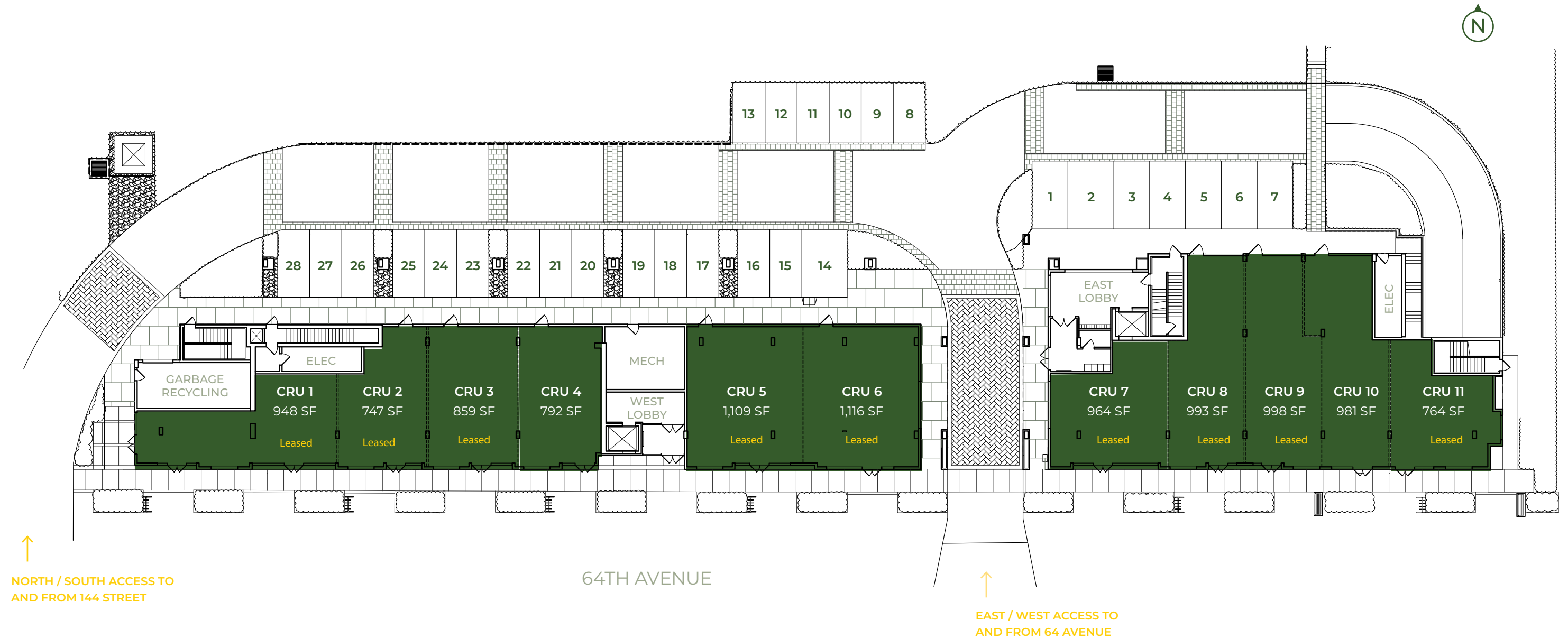
200 - 400 Amp, 3 Phase Power to Each Unit



Expansive Glazing



Availability



Team

DEVELOPED BY



Sunmark is a full-service home builder, providing quality, spacious, thoughtfully designed and affordable homes across B.C. for the last 25 years. Sunmark's innovative environmentally friendly architecture is crafted with your lifestyle in mind to incorporate the cosmopolitan densification of our province's diverse cities. Sunmark is now adding commercial development to their portfolio with the acquisition of this strategic parcel for the purposes of high-end industrial development, continuing their tradition for quality projects.

sunmarkdevelopments.com

SALES & MARKETING BY



Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets. With an enterprising culture and significant employee ownership and control, Collier's professionals provide a full range of services to real estate occupiers, owners, and investors worldwide. Collier's professionals think differently, share great ideas, and offer thoughtful and innovative advice that help clients accelerate their success.

collierscanada.com



THE SHOPS AT STERLING

RETAIL INQUIRIES:

MDC & ASSOCIATES

MIKE GREWAL

Senior Vice President

Personal Real Estate Corporation

+1 604 694 7200

mike.grewal@colliers.com

DILRAJ (DYLAN) SOHI

Senior Vice President

Personal Real Estate Corporation

+1 604 661 0818

dylan.sohi@colliers.com

DEVELOPED BY



SALES & MARKETING BY



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage