



**ONLY 1 UNIT REMAINING**

# 1,500 SF Retail Opportunity in Campbell Heights

*Campbell Station – Building B | 2735 192 Street, Surrey, BC*

**MIKE GREWAL**

Senior Vice President

MDC & Associates

+ 1 604 694 7200

mike.grewal@colliers.com

*Personal Real Estate Corporation*

**DILRAJ (DYLAN) SOHI**

Senior Vice President

MDC & Associates

+ 1 604 661 0818

dylan.sohi@colliers.com

*Personal Real Estate Corporation*

**SUKHMAN VIRK**

Associate

+ 1 604 694 7311

sukhman.virk@colliers.com



# The Opportunity

Campbell Station is situated within the expansive Campbell Heights Business Park, spanning 1,900 acres. Bordered by 192nd Street, 27th and 28th Avenues, Campbell Station is the only retail centre directly serving the business park and surrounding community.

The City expects significant job growth in this area and estimated employment is expected to increase to almost 50,000 people in the near term.



## Availability

Suite	Area (SF)	Basic Rent (\$/SF)	Estimated Additional Rent	Total Monthly Rent	Availability
CRU 1	1,500	\$38.00	\$15.00	\$6625.00 + GST	Summer 2026

# The Building

Building B presents the opportunity to pre-lease a standalone building at the northeast corner of the shopping centre with direct exposure to both 28th Avenue and 192nd Street. This building is ideal for medical and service-oriented uses.



## Highlights



Busy retail hub in Campbell Heights



Exceptional location nearby densely populated business parks



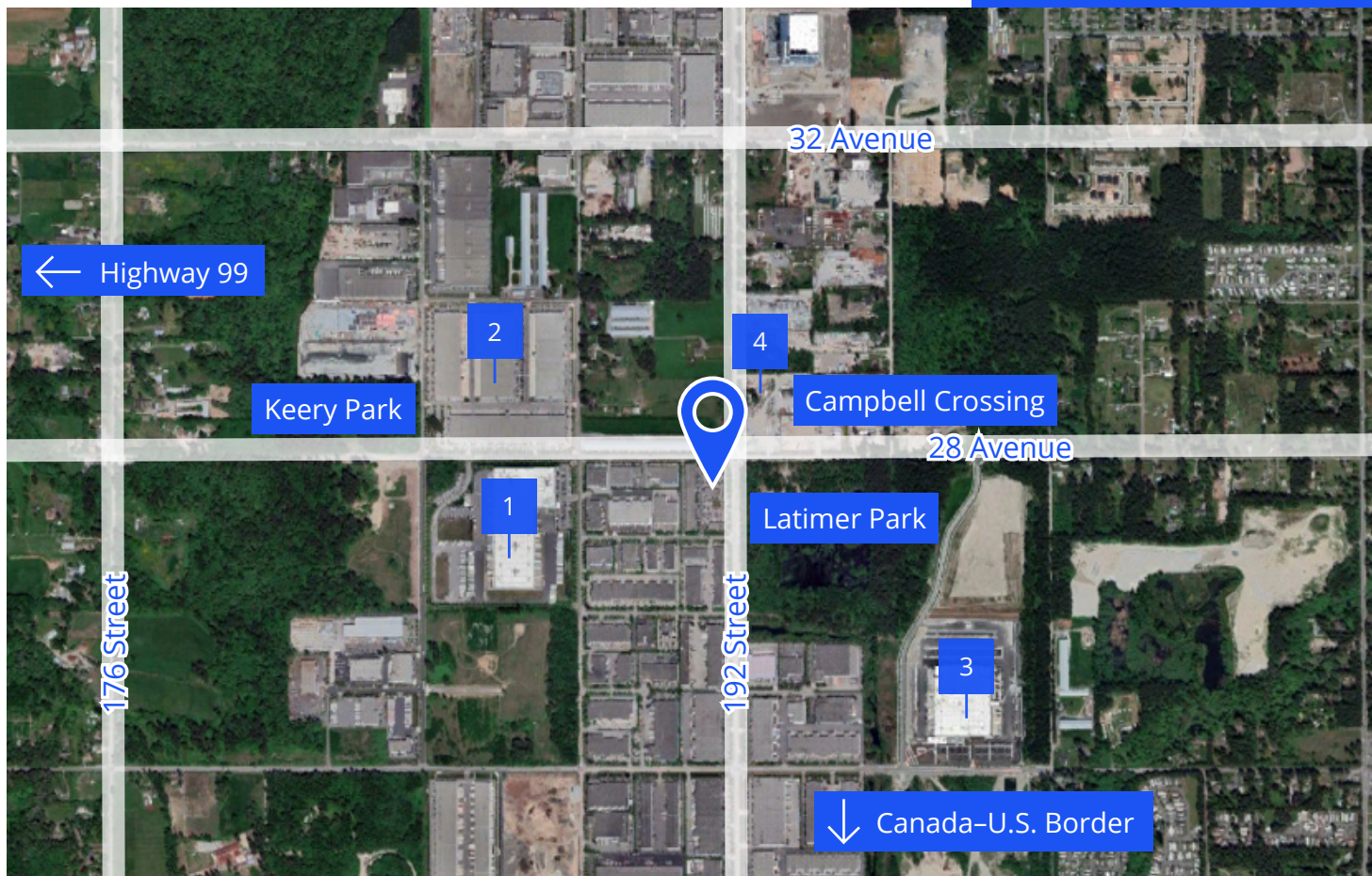
Ample surface parking available



Anchored by Tim Hortons, Subway, A&W and Pizza Hut



# Property Location



## Local Amenities Nearby

- 1 Loblaws
- 2 Amazon
- 3 Walmart
- 4 Petro-Canada

## Drive Times

<b>South Surrey</b>	10 minutes
<b>Langley Town Centre</b>	15 minutes
<b>Aldergrove</b>	20 minutes
<b>Vancouver</b>	40 minutes

## Demographics

<b>Current Population</b>	27,501
<b>Population Projection</b>	37,753
<b>Median Household Income</b>	\$131,340
<b>Income Projection</b>	\$169,260

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[collierscanada.com](http://collierscanada.com)