

# FOR LEASE



AT THE STATIONS  
KING  
GEORGE  
HUB

PCI  
DEVELOPMENTS

KING GEORGE BLVD & FRASER HWY, SURREY, B.C.

## FULLY LEASED MIXED-USE COMMUNITY WITH LIMITED UPCOMING AVAILABILITY

PHASE A - **UPCOMING AVAILABILITY**

PHASE B - **AVAILABLE IMMEDIATELY**

PHASE C - **100% LEASED**

PHASE D - **100% LEASED**



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KING GEORGE HUB, SURREY, B.C.

## AREA OVERVIEW



Located in the Heart of  
**Surrey City Centre**



One of Metro Vancouver's  
**Fastest Growing Urban Centres**



Average Household Income within a 3KM Radius  
**\$106,397**



Residents within a 3KM Radius  
**Over 99,000**



**\$12 Billion+**  
of New Construction in Surrey Over Past 10 Years



**81 - Walk Score** - Very Walkable  
**86 - Transit Score** - Excellent Transit  
**98 - Bike Score** - Cyclist's Paradise

[Watch the King George Hub Video](#)

[Click Here for Project Website](#)



## PROJECT DESCRIPTION

King George Hub is PCI Developments' award-winning mixed-use community located at the intersection of King George Boulevard and Fraser Highway in the heart of Surrey City Centre. Anchored by direct access to King George SkyTrain Station, King George Hub has established itself as one of Metro Vancouver's premier transit-oriented destinations.

Home to approximately 160,000 SF of retail space, 370,000 SF of Class "A" office space and thousands of residents across multiple residential towers, King George Hub benefits from a strong and growing customer base, further supported by major office users including Coast Capital Savings Headquarters and Westland Insurance Head Office.

With a highly curated mix of national and local retailers, King George Hub continues to serve as a flagship destination within Surrey's rapidly evolving downtown core.

## SALIENT DETAILS

Availability:	1,404 - 1,488 SF
Access/Egress:	<ul style="list-style-type: none"><li>Fully-signalized light on King George Boulevard &amp; George Junction</li><li>Fully-signalized light on Fraser Highway &amp; George Junction</li></ul>
Zoning:	<a href="#">Click Here for CD Comprehensive Development Zone</a>
OCP:	<a href="#">Click Here for Central Business District</a>
Operating Costs:	Contact Listing Agents
Asking Rates:	Contact Listing Agents

# SITE PLAN

KING GEORGE HUB, SURREY, B.C.

T King George Station

1,488 SF Available  
Oct. 2027

Build-to-Suit  
Restaurant Opportunity  
with Patio

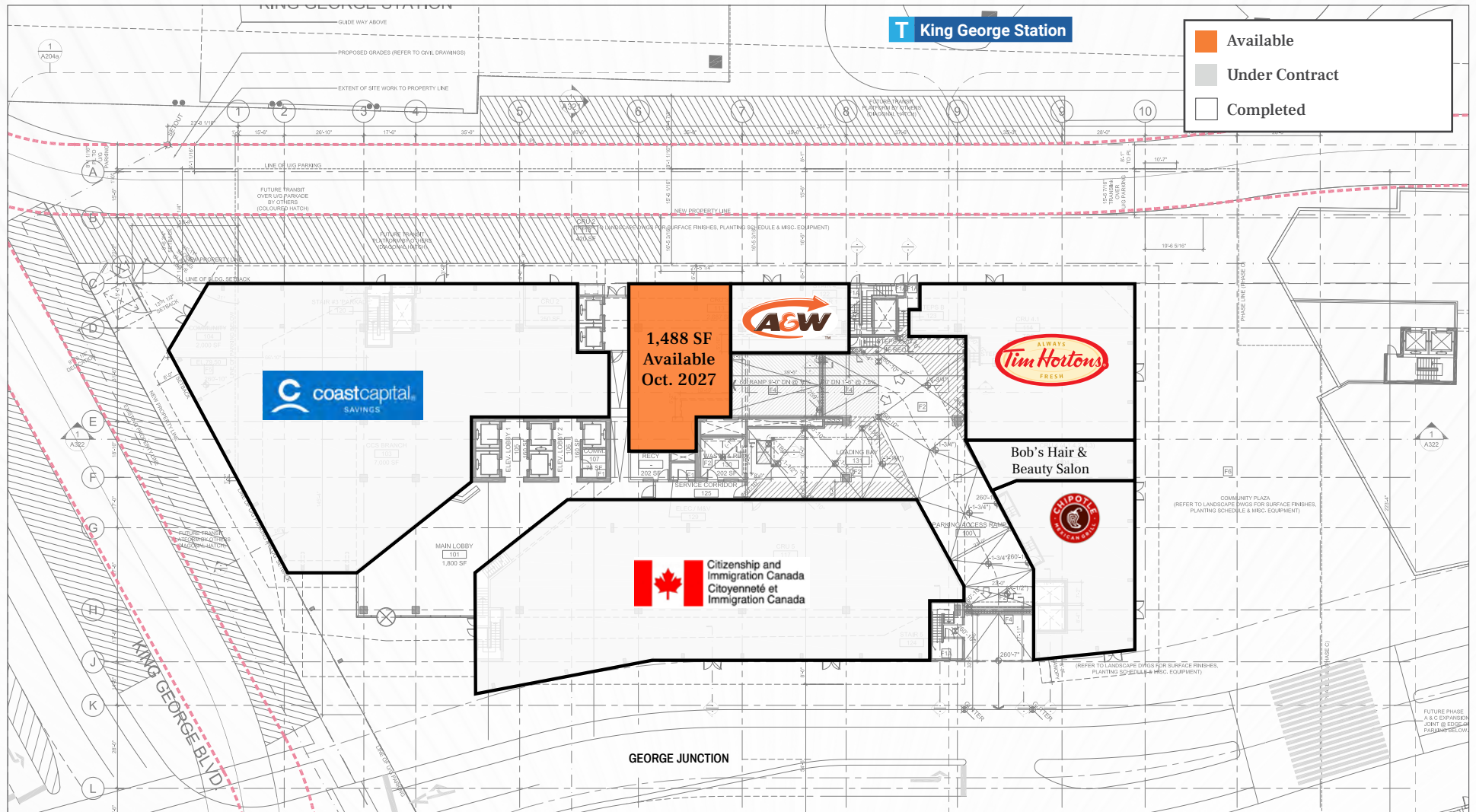
Contact Listing Agent  
For Additional Details

1,404 SF Available  
Immediately

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KING GEORGE HUB, SURREY, B.C.

## PHASE A - SITE PLAN



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KING GEORGE HUB, SURREY, B.C.

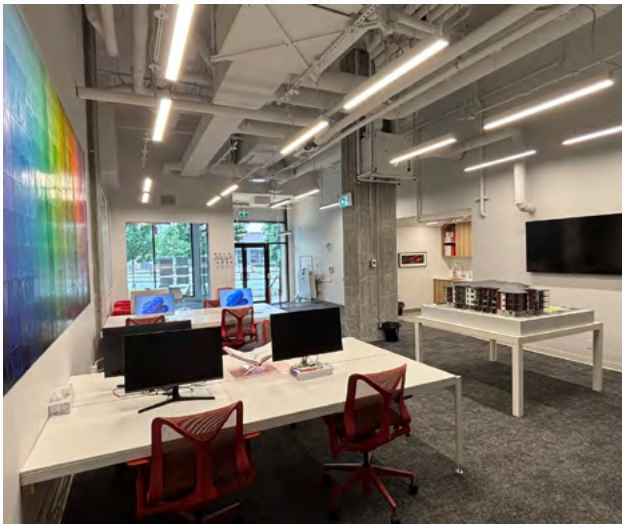
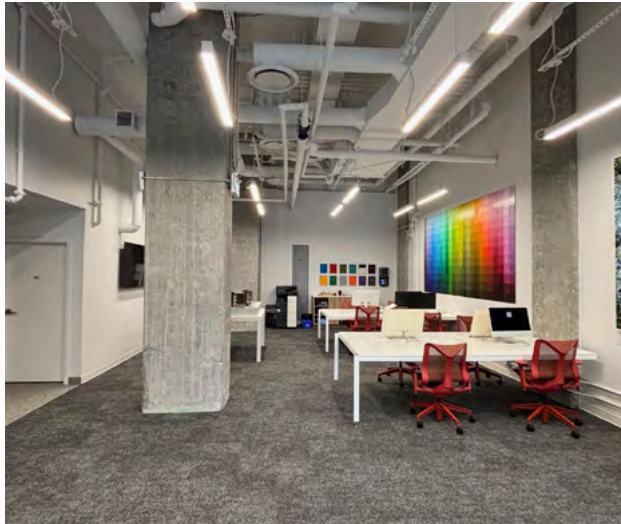
## PHASE B - SITE PLAN



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KING GEORGE HUB, SURREY, B.C.

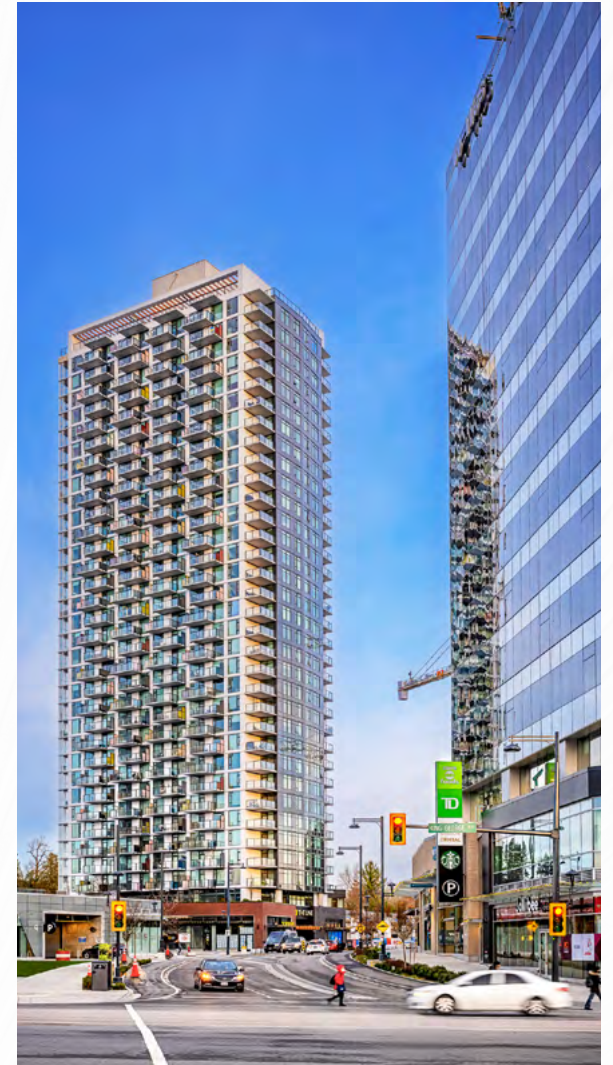
## PHASE B PREMISES - INTERIOR PHOTOS



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KING GEORGE HUB, SURREY, B.C.

## KING GEORGE HUB - SITE PHOTOS



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KING GEORGE HUB, SURREY, B.C.

[Watch the King George Hub Time-lapse Rendering](#)



Demographics	1 KM	3 KM	5 KM
Average Household Income	\$94,036	\$106,397	\$115,205
2025 Total Population	16,570	99,936	226,548
2030 Projected Population	19,282	113,328	248,542
2025 Households	6,775	31,843	66,944
2030 Projected Households	7,865	36,324	73,838

[Click for Translink Expo Line Info](#)

- Expo Line
- Planned Expo Line Extension
- Planned 96 B-Line Bus Rapid Transit

- |   |  |   |
|---|--|---|
| <ol style="list-style-type: none"> <li>1. <b>Subject Property</b></li> <li>2. Gateway SkyTrain Station</li> <li>3. Surrey Central SkyTrain Station</li> <li>4. King George SkyTrain Station</li> <li>5. Surrey City Hall</li> </ol> | <ol style="list-style-type: none"> <li>6. Simon Fraser University</li> <li>7. Club16, RBC, Walmart, BMO, Shoppers Drug Mart, Winners, T&amp;T, The Brick, Best Buy</li> <li>8. London Drugs</li> <li>9. Canadian Tire</li> </ol> | <ol style="list-style-type: none"> <li>10. Coast Capital</li> <li>11. Canada Revenue Agency</li> <li>12. Surrey Memorial Hospital</li> <li>13. Jim Pattison Outpatient Care &amp; Surgery Centre</li> <li>14. RCMP "E" Division Headquarters</li> </ol> |
|---|--|---|

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