

AMSON
— *by* —
BLOC

FOR LEASE
Retail Opportunities in
High-Growth Surrey Corridor

14378 59A Avenue, Surrey



REBECCA MACLEOD
Personal Real Estate Corporation

Commercial Sales and Leasing
778-316-3092
rebecca@commercialpropertiesgroup.ca

GEORGE RICHMOND
Personal Real Estate Corporation

Commercial Sales and Leasing
604-786-1094
george@commercialpropertiesgroup.ca

www.commercialpropertiesgroup.ca

An Opportunity

INVEST IN TIMELESS DESIGN



Amson Bloc presents an excellent opportunity to secure premium ground-floor retail space within a rapidly emerging commercial node in Surrey. Designed to accommodate a wide range of professional, medical, and service-based users, these units offer strong street presence, modern storefronts, and efficient layouts that support both visibility and operational functionality.

Located at the intersection of 144 Street and 60 Avenue, the project is surrounded by significant existing and planned residential density, creating a built-in and growing customer base. The area is already establishing itself as a hub for medical and daily-needs services, providing excellent synergy for complementary businesses seeking to benefit from consistent traffic and long-term community growth.

With continued development in the immediate vicinity, including multiple mid-rise residential projects, Amson Bloc is well-positioned to become a key neighbourhood retail destination, offering tenants the advantage of early entry into a high-growth, under-supplied market.

Salient Details

14378 59A Avenue, Surrey, BC

ENTER YOUR NEXT ERA
at Amson Bloc



Minimum Net Leasable Area: 1,130 Sq. Ft.



Maximum Net Leasable Area: 3,494 Sq. Ft.



Parking: 32+ Shared Commercial stalls plus additional street parking



Zoning: CD

Lease Details

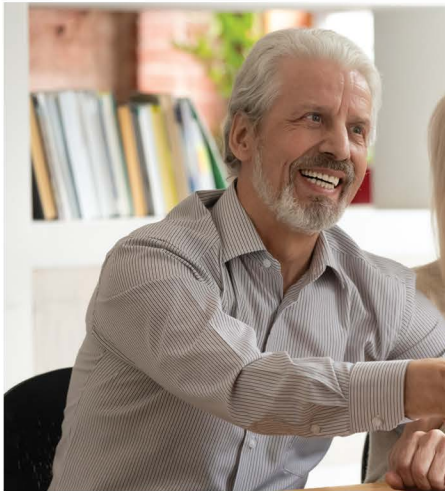
Base Rent: \$50.00 psf

Additional Rent: \$10.00 psf (est.)

Lease Term: Minimum 3 years

Estimated Completion: Fall 2027

Building Design & Features



Flexible Shell Space Ready for Customization

Open-format units designed to accommodate a wide range of retail, medical, and professional layouts

Expansive Storefront Glazing

Floor-to-ceiling windows provide excellent natural light and strong visual connection to the street

High-Exposure Frontage

Prominent positioning with excellent visibility, ideal for branding and customer recognition

Efficient, Open Floorplates

Column-free layouts maximize usable space and design flexibility for tenant improvements

Vented Unit Availability

Select unit includes venting capability, ideal for food, café, or other vent-required uses

Individual Utility Servicing

Dedicated electrical panels, HVAC units, and water connections for each unit

Tenant-Controlled HVAC Systems

Independent climate control allows for operational efficiency and occupant comfort

Concrete Slab Construction

Durable base with clean slate for a variety of flooring and build-out options

Code-Compliant Demising Walls

Fire-rated separations ensuring safety and flexibility between units

Built-In Fire Protection System

Base building sprinkler system in place, designed for straightforward tenant integration

Ample On-Site Parking

Convenient access for both customers and staff, supporting daily business operations

Signage Opportunities Available

Designed to accommodate impactful storefront signage to enhance tenant visibility

Prime Location

IN A GROWING NEIGHBOURHOOD



Situated at the prominent intersection of 144 Street and 60 Avenue, Amson Bloc is at the center of significant residential growth, with hundreds of condos, townhomes, and single-family homes completed and planned within walking distance. The area is rapidly evolving into a key commercial node, offering strong demographics, increasing foot traffic, and excellent long-term potential for businesses.

Education

- 1 Simon Fraser University Surrey Campus
- 2 Kwantlen Polytechnic University
- 3 Sullivan Heights Secondary School
- 4 Goldstone Park Elementary School
- 5 École Woodward Hill Elementary School
- 6 Future UBC Campus

Dining

- 7 Old Surrey Restaurant
- 8 Spice of Nepal Restaurant
- 9 Ambar Surrey Restaurant & Dhaba
- 10 Denny's
- 11 Clove
- 12 The Art of Dining
- 13 Kids Play Cafe
- 13 Cora Breakfast and Lunch
- 14 White Spot Panorama
- 15 West Village Café
- 16 Browns Socialhouse

Shopping

- 17 Central City
- 18 Guildford Town Centre
- 19 King's Cross Shopping Centre
- 20 Centre of Newton
- 21 Newton Town Centre
- 22 Sunshine Hills Centre
- 23 Panorama Village
- 24 Sullivan Square Shopping Centre
- 25 Willowbrook Mall
- 26 Grandview Shopping Centre

Groceries

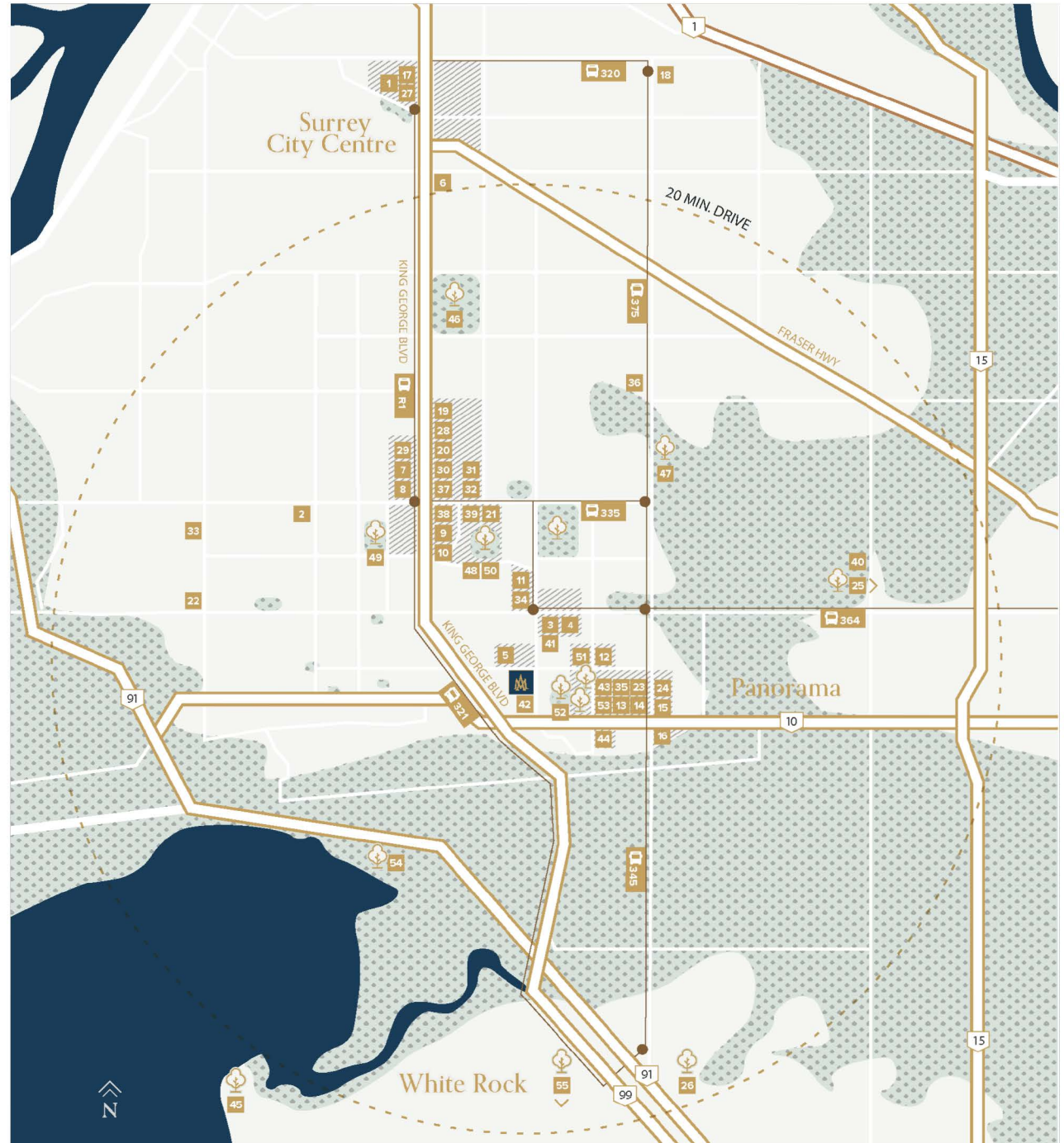
- 27 T&T Supermarket
- 27 Central City Store
- 28 Real Canadian Superstore
- 29 Costco Wholesale
- 30 Save-On-Foods
- 31 Fruiticana
- 32 FreshCo
- 33 Walmart
- 34 Farm and Spice Grocers
- 35 Fresh St. Market

Recreation

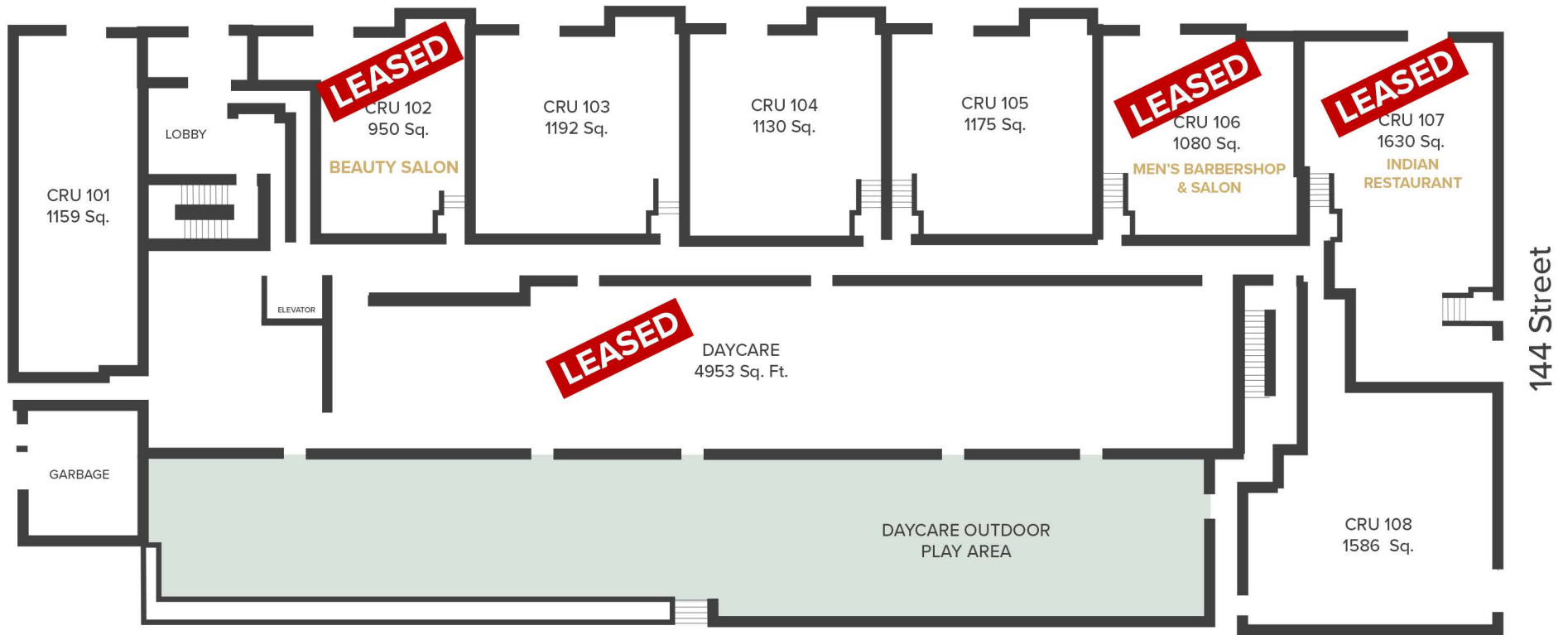
- 36 Guildford Golf & Country Club
- 37 Newton Recreation Centre
- 38 Newton Arena
- 39 Surrey Libraries Newton Branch
- 40 Northview Golf & Country Club
- 41 Bell Performing Arts Centre
- 42 The Tennis Centre Surrey
- 43 Tong Louie Family YMCA
- 44 Excellent Ice

Parks

- 45 Crescent Beach
- 46 Bear Creek Park
- 47 Surrey Lake Park
- 48 Newton Pond Park
- 49 Unwin Park
- 50 Hazelnut Meadows Community Park
- 51 Owl Park
- 52 Goldstone Park
- 53 Panorama Village Park
- 54 Mud Bay Park
- 55 White Rock Beach



Floorplans



UNIT	BASE RENT	ADDITIONAL RENT(EST.)	MONTHLY RENT
CRU 101	\$50.00 psf	\$10.00 psf	\$ 5,795.00
CRU 102	LEASED		
CRU 103	\$50.00 psf	\$10.00 psf	\$ 5,960.00
CRU 104	\$50.00 psf	\$10.00 psf	\$ 5,650.00
CRU 105	\$50.00 psf	\$10.00 psf	\$ 5,875.00
CRU 106	LEASED		
CRU 107	LEASED		
CRU 108	\$50.00 psf	\$10.00 psf	\$ 7,930.00





COMMERCIAL PROPERTIES GROUP

Office Line: 778-366-2640
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