

SUB-LEASE OPPORTUNITY @ BRICK YARD STATION
15,146 SF VIA PHARMACY & BANK ANCHORED SHOPPING CENTER

17433 56 AVENUE, SURREY, B.C.



Marcus & Millichap

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OPPORTUNITY

Prime sublease opportunity for a fully built-out retail space in the heart of Cloverdale's Brick Yard Station, located at the high-traffic intersection of 176th Street and Highway 10. Previously operated as a compact-format grocery, the Subject Premises features an efficient layout with existing refrigeration, shelving, service counters, back-of-house storage, and food-grade finishes—allowing for a quick and cost-effective turnkey transition for grocery, specialty food, or other retail uses. Situated within a busy commercial hub with strong visibility, ample parking, and excellent accessibility, this Subject Site offers an ideal platform for an incoming tenant to capitalize on established infrastructure in a thriving community setting with locked in rates and additional term options.

SALIENT DETAILS

Municipal Address: [Unit 108 - 17433 56 Avenue, Surrey, B.C. \(Brick Yard Station\)](#)

Size: 15,146 SF

Remaining Term: +/- 9 years remaining

Base Rent: Contact Listing Agents

Additional Rent: \$13.40 PSF (2025 Estimate)

Remaining Options: 4 x 5 Years

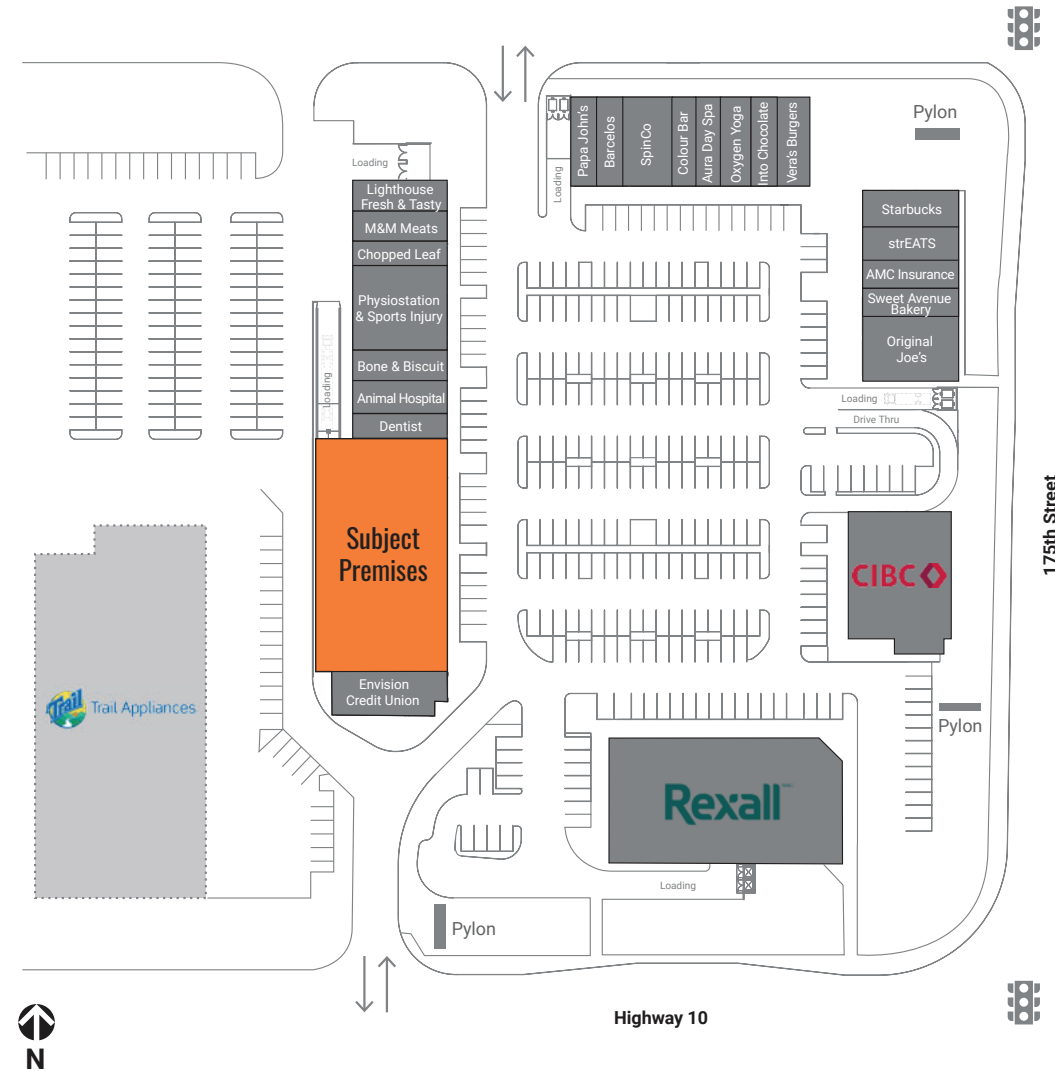


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SITE PLAN

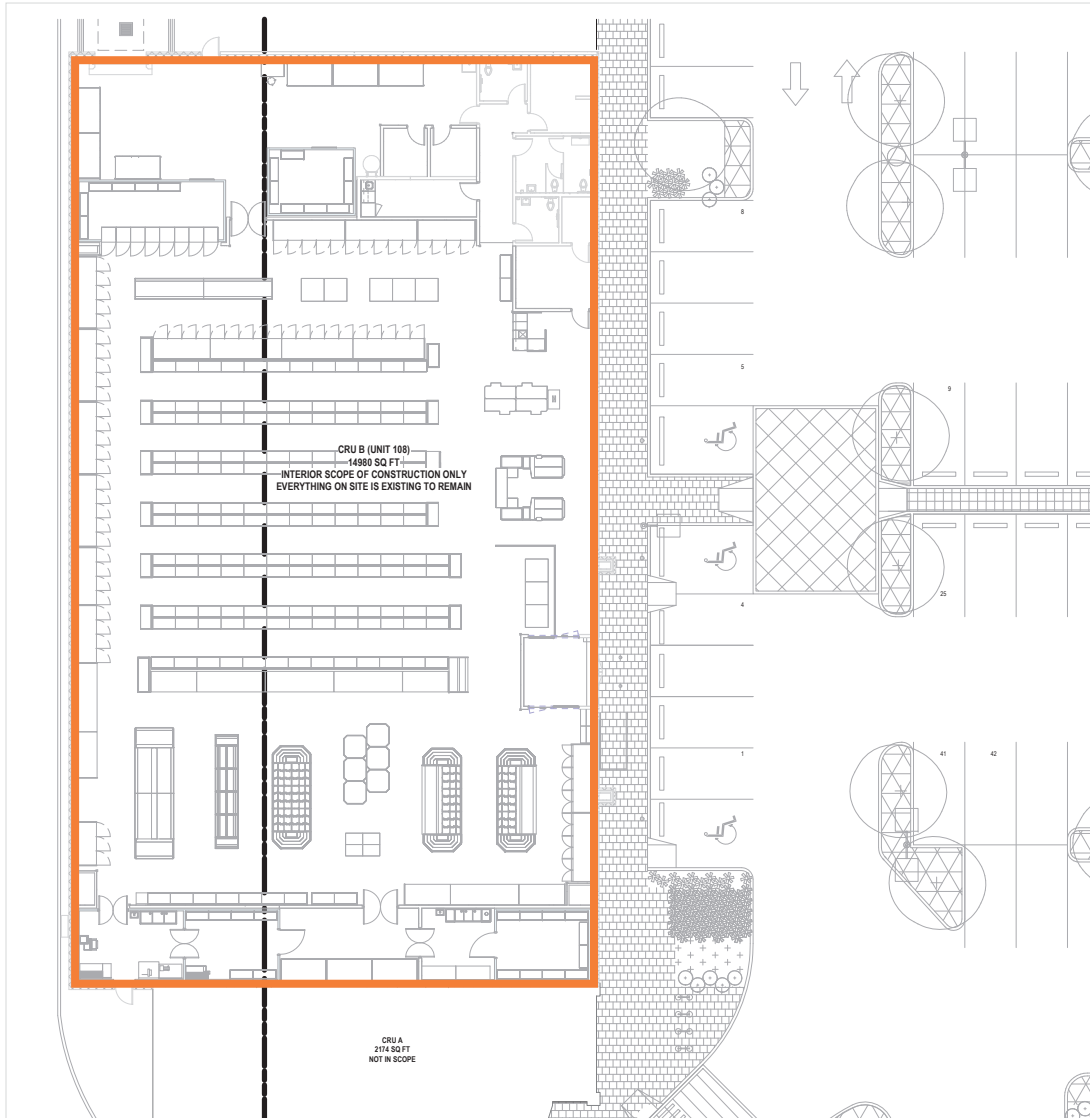
Leased
 Available
 Common Areas
 Separate Ownership



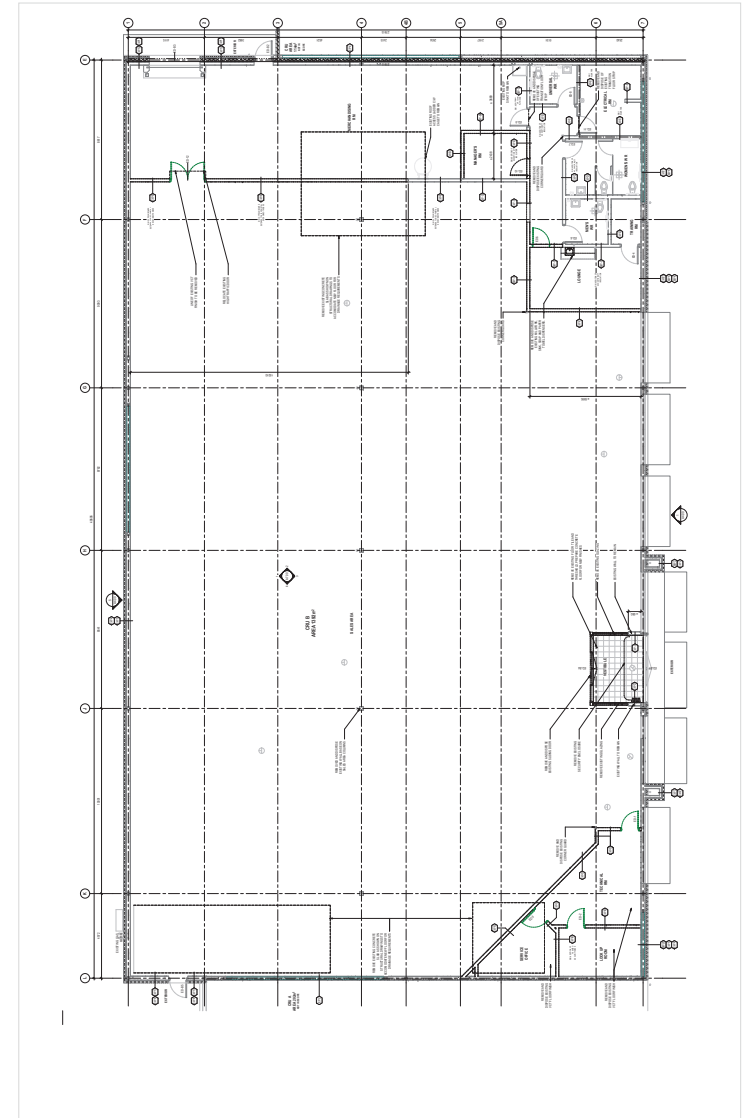
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AS-BUILT PLANS



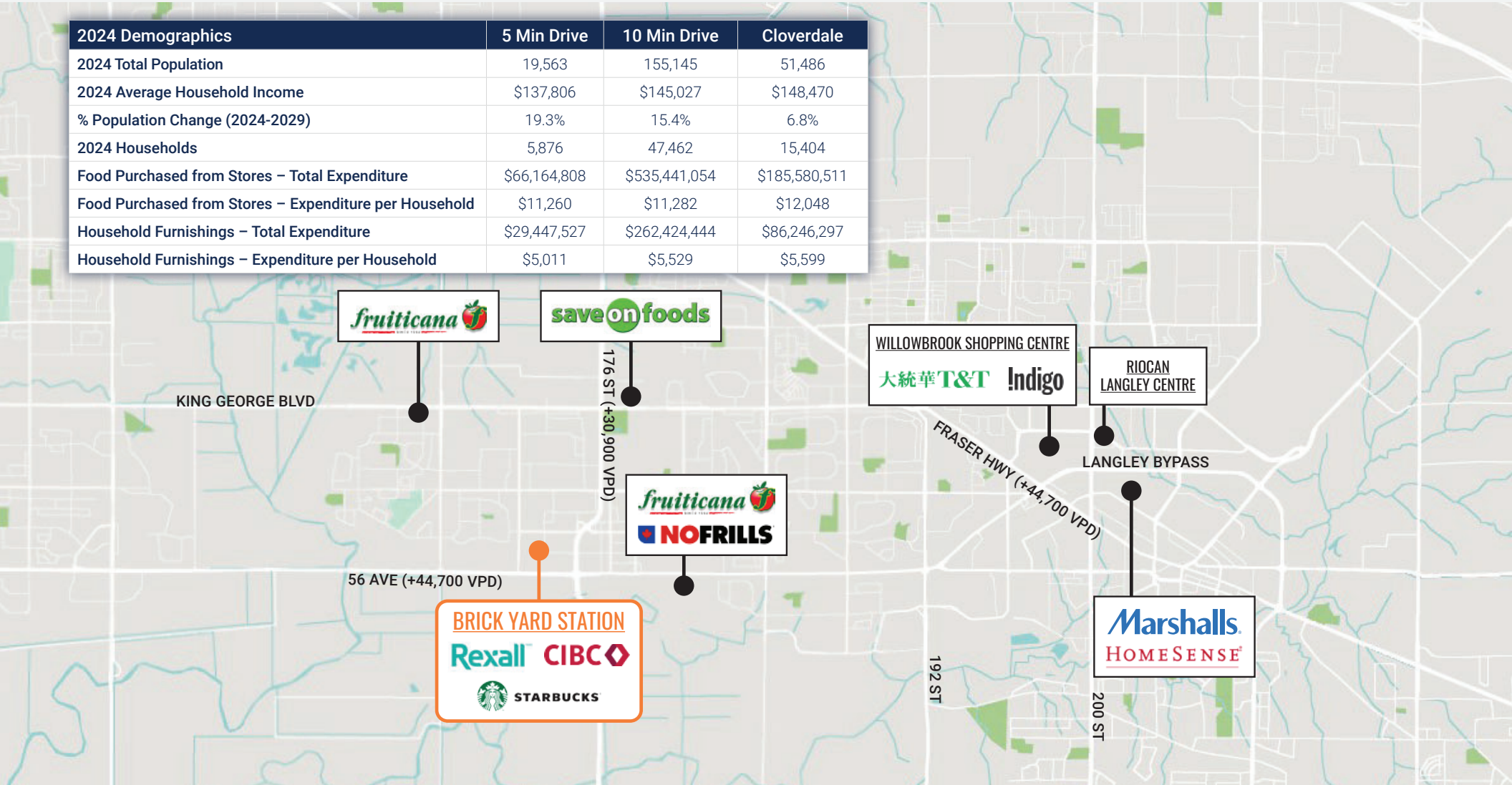
BASE-BUILD DRAWING



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2024 Demographics	5 Min Drive	10 Min Drive	Cloverdale
2024 Total Population	19,563	155,145	51,486
2024 Average Household Income	\$137,806	\$145,027	\$148,470
% Population Change (2024-2029)	19.3%	15.4%	6.8%
2024 Households	5,876	47,462	15,404
Food Purchased from Stores – Total Expenditure	\$66,164,808	\$535,441,054	\$185,580,511
Food Purchased from Stores – Expenditure per Household	\$11,260	\$11,282	\$12,048
Household Furnishings – Total Expenditure	\$29,447,527	\$262,424,444	\$86,246,297
Household Furnishings – Expenditure per Household	\$5,011	\$5,529	\$5,599



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