

FOR LEASE

10833 160 STREET, SURREY, BC

RETAIL/OFFICE OPPORTUNITIES IN
FRASER HEIGHTS VILLAGE CENTRE



Fraser Heights
Secondary School

Fraser Heights
Recreation Centre

108 AVENUE

160 STREET

Subject Property



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Marcus & Millichap

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FAST FACTS



Major Nearby Retailers Including:

**Nesters Market, Scotiabank,
and Tim Hortons**



Three Available Units Ranging From

718 SF - 1,724 SF



Centrally Located in the Upscale
Community of

Fraser Heights



Average Household Income (1km Radius)

\$136,003



OPPORTUNITY

Cedar Point is located in the Fraser Heights Village Centre at 10833 160 Street, situated in the heart of the upscale Fraser Heights community of Surrey, BC. The grocery-anchored retail node is ideally positioned on the NW and NE corners of 160th Street and 108th Avenue, catering to the local community. Major nearby retailers include Nesters Market, Scotiabank, Popeye's Chicken, A&W, Fraser Heights Liquor Store, and Tim Hortons. The subject property represents an excellent opportunity to join national retailers in a sought-after community.

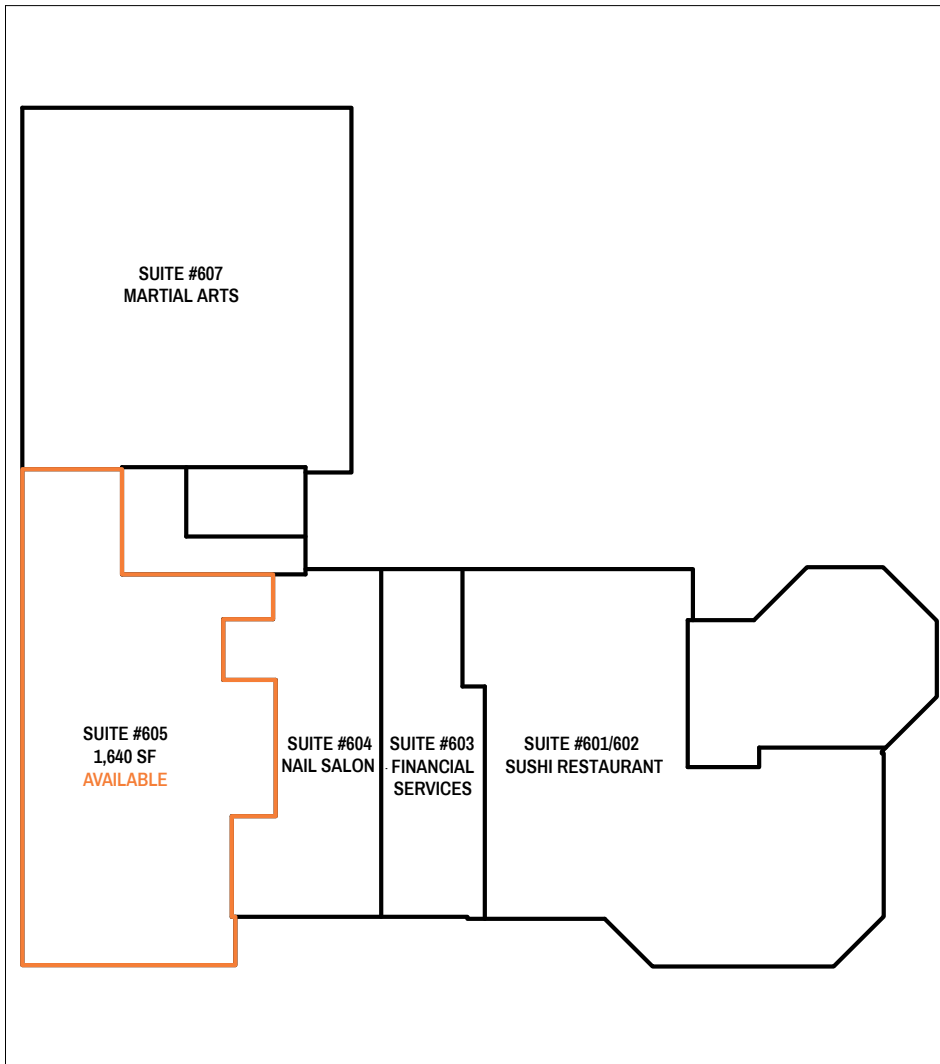
SALIENT DETAILS

Municipal Address:	10833 160 Street, Surrey, BC
Available Space:	Unit 605 (Ground Floor Retail): 1,640 SF Unit 622 (Second Floor Office): 718 SF Unit 625 (Second Floor Office): 1,724 SF
Timing:	Immediate
Traffic Counts:	160 Street: 10,200 VPD
Access/Egress:	All access along 108 Avenue and 160 Street
Additional Rent:	Contact Listing Agent
Asking Rates:	Contact Listing Agent

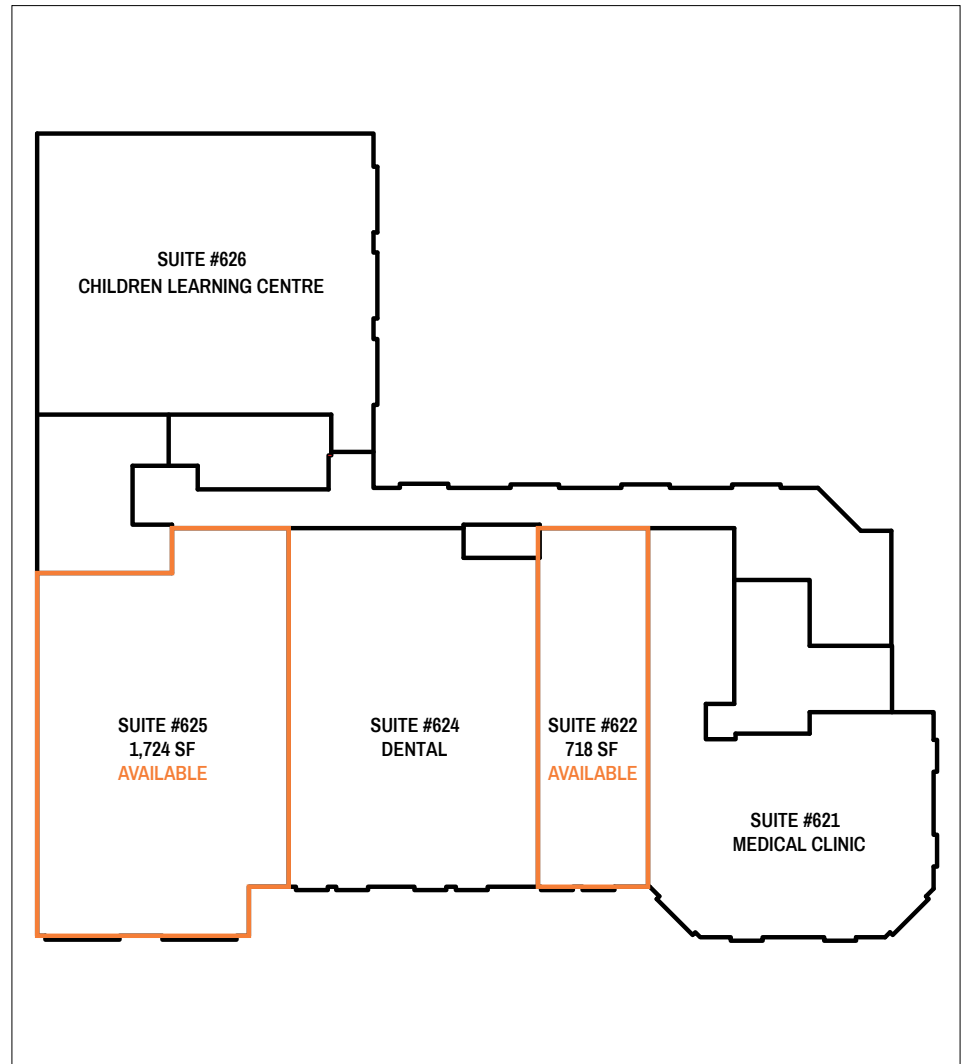
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MAIN FLOOR RETAIL PLANS



SECOND FLOOR OFFICE PLANS



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The floor plan shows a 3-story building with the following layout:

- Room 1 (Top Left):** 12'4"X 12'0". Contains a toilet.
- Room 2 (Middle Left):** 10'3"X 8'6". Contains two toilets.
- Room 3 (Top Right):** 31'3"X 16'10". Contains a toilet and a sink.
- Room 4 (Bottom Right):** 25'8"X 18'5". Contains a toilet.

A central hallway connects the rooms. The building has a complex footprint with several protrusions and recesses. The entrance is located at the bottom center, marked by a set of stairs.

The floor plan shows a vertical rectangular building divided into four horizontal sections. The dimensions for each section are as follows:

- Top section: 12'10" X 11'0"
- Second section: 12'10" X 11'7"
- Third section: 12'10" X 10'0"
- Bottom section: 12'10" X 9'0"

The building has a thick black outline. The top and bottom sections have small rectangular protrusions on their outer walls. The second and third sections have curved, inward-pointing features on their right walls. The text is centered within each section.

This floor plan shows a 2-bedroom apartment with a central hallway. The rooms and their dimensions are as follows:

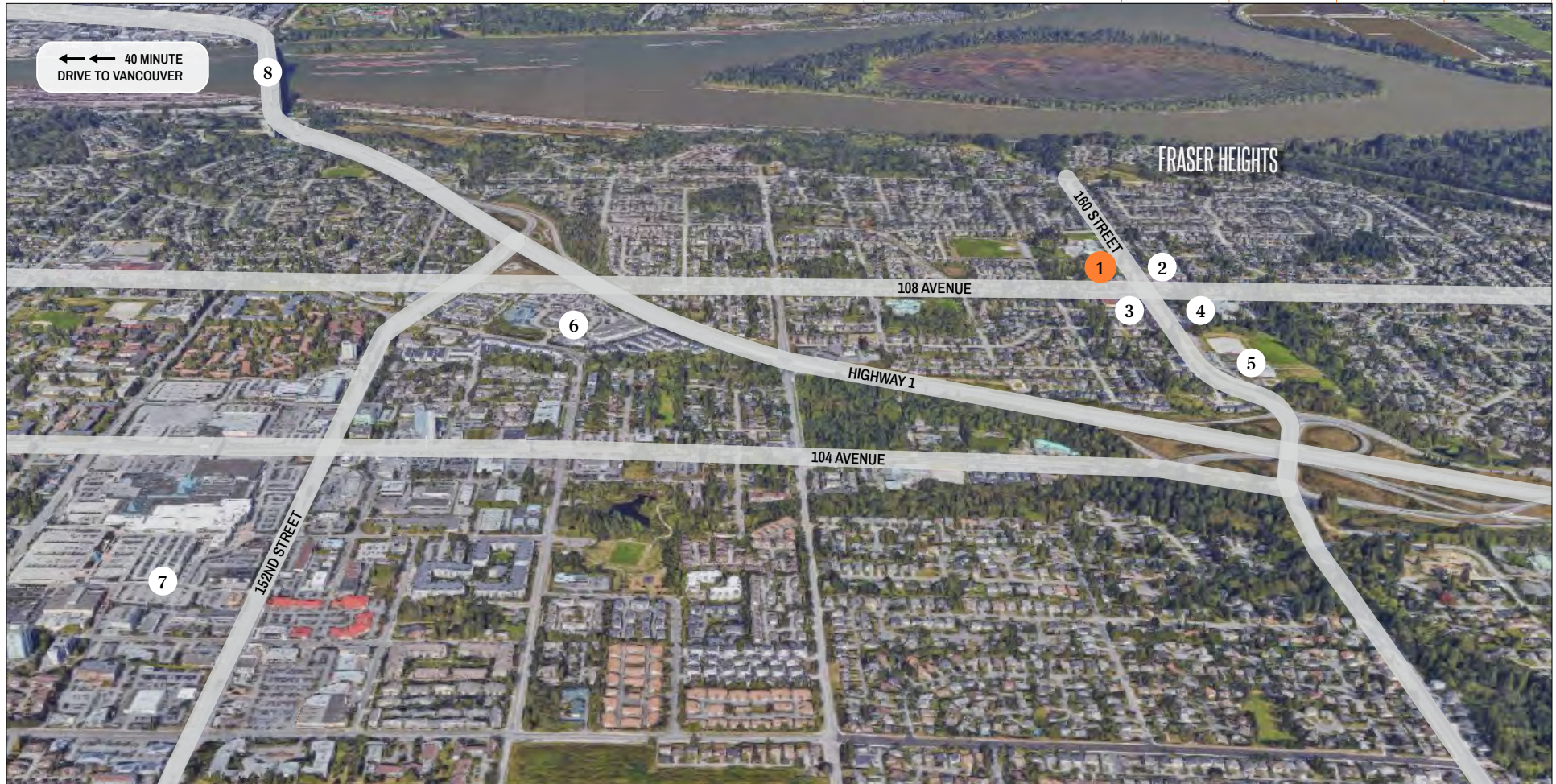
- Top Left Room: 11'3" X 10'0"
- Top Right Room: 11'0" X 10'11"
- Middle Left Room: 11'3" X 8'4"
- Middle Right Room: 10'11" X 8'4"
- Large Living Area (Bottom Left): 17'5" X 14'7"
- Bedroom (Bottom Right): 11'5" X 7'11"
- Bottom Left Room: 13'10" X 10'9"

The layout includes a kitchen area with a sink and stove, a bathroom with a toilet and shower, and a living area with a fireplace and a large window. The entrance is located on the right side of the plan.

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2020 Demographics	1KM	3KM	5KM	Surrey
Population	9,550	63,428	145,123	574,657
Households	2,649	20,763	47,531	183,889
Average Household Income	\$136,003	\$103,932	\$103,689	\$110,097



- Subject Property**
- Scotiabank, Nesters Market, A&W, Popeyes, Tim Hortons, Fraser Heights Liquor Store
- Rexall, TD Canada Trust, Starbucks
- Fraser Heights Secondary School
- Fraser Heights Recreation Centre
- North Surrey Auto Mall
- Guildford Town Centre: Walmart, Landmark Cinemas, BC Liquor Stores, London Drugs
- Port Mann Bridge

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