

FOR LEASE

SCOTT ROAD & 103A AVENUE, SURREY, BC

RETAIL OPPORTUNITY AVAILABLE AT
SURREY'S PACIFIC LINK INDUSTRIAL PARK

Developed by:
WESGROUP

Join: **LORDCO**
= AUTO PARTS =

Quiznos



LORDCO
= AUTO PARTS =



Subject Site

Quiznos

Burger King

Tim Hortons



SOUTH FRASER PERIMETER ROAD (12,300 VPD)

GRACE ROAD (4,100 VPD)

SCOTT ROAD (29,470 VPD)

103A AVENUE

TANNERY ROAD (9,100 VPD)

Jack Allpress
(604) 638-1975
JAllpress@MarcusMillichap.com
Personal Real Estate Corporation

Layla Vera
(604) 398-4352
Layla.Vera@MarcusMillichap.com

Marcus & Millichap

FOR LEASE

SCOTT ROAD & 103A AVENUE, SURREY, BC

OPPORTUNITY

Opportunity to occupy prime retail units within Wesgroup's Pacific Link, an 83-acre, mixed-use development featuring office, retail, and industrial spaces with numerous employers in the immediate area. A large daytime population exists within a 1KM radius, and 24-hour workers function throughout the complex.

As a developing employment hub, Pacific Link is isolated from other retail commercial centres, offering tenants a unique opportunity to service a captive market, with a high number of employees in the surrounding area and limited food options available.

SALIENT DETAILS

Municipal Address:	Scott Road & 103A Avenue, Surrey, BC
Zoning:	CD - Comprehensive Development
Parking:	8.33 parking stalls per 1,000 SF
Area Tenants:	Lordco Auto Parts, Quiznos, Burger King, Starbucks, Tim Horton's, Freshslice Pizza, Chevron
Access/Egress:	All-access off 103A Avenue and Grace Road
Availability:	Building B - CRU 3: 1,163 SF Building C - CRU 3: 900 SF
Traffic Counts:	Scott Road (120 Street): 29,470 VPD Grace Road: 4,100 VPD
Operating Costs:	\$13.24 PSF
Asking Rates:	Please Contact Listing Agent



HIGHLIGHTS



Prime location with high traffic exposure to and from Scott Road, a major commuter road in Surrey



83-Acre, master-planned, mixed-use development featuring office, retail, and industrial spaces



Existing build-out of 450,000 SF - will expand to 650,000 SF upon completion



24-hour workers throughout complex



FOR LEASE

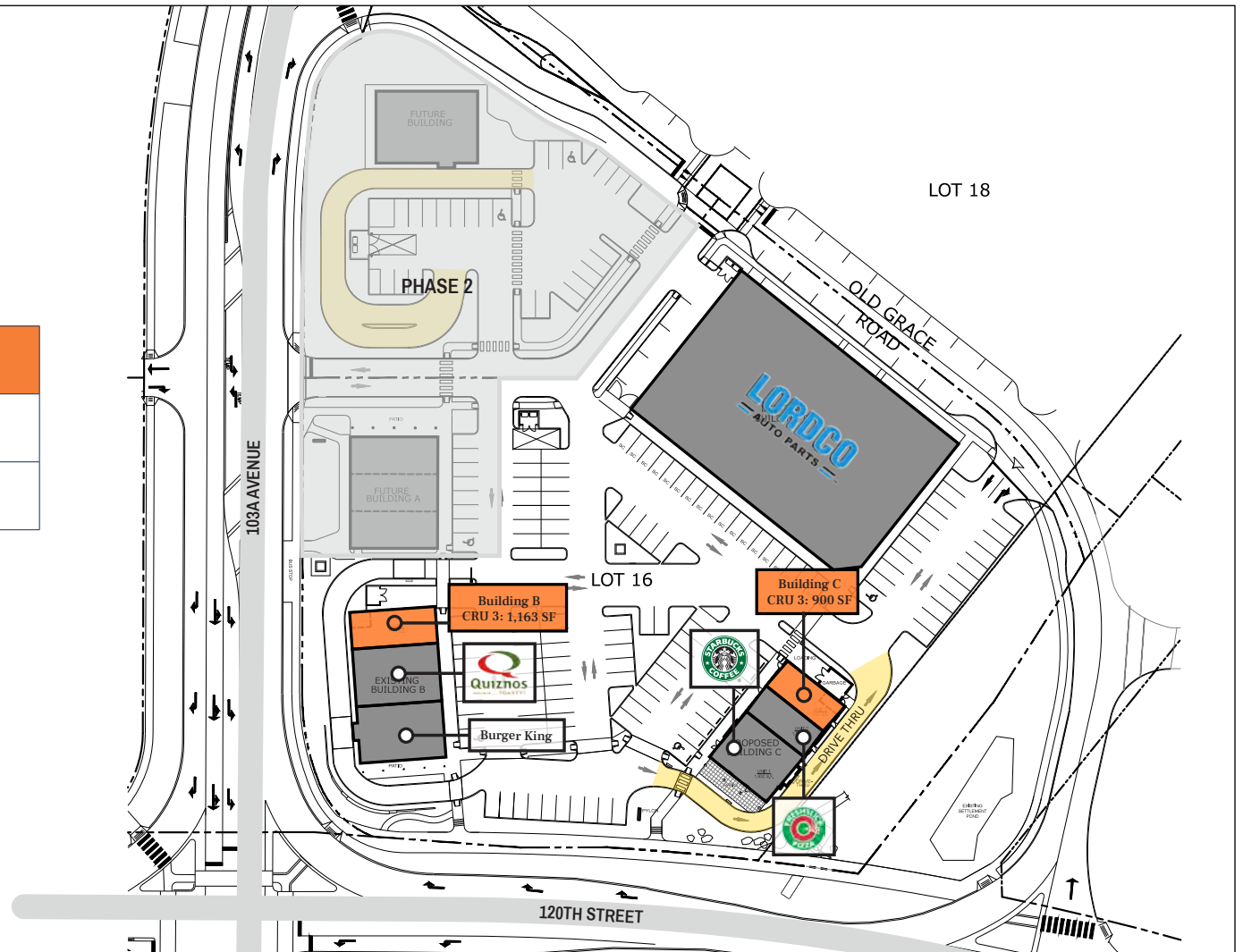
SCOTT ROAD & 103A AVENUE, SURREY, BC

SITE PLAN



Availability	Size
Building B - CRU 3	1,163 SF
Building C - CRU 3	900 SF

-  Available
-  Completed Deal



FOR LEASE

SCOTT ROAD & 103A AVENUE, SURREY, BC



- | | | |
|---|---|---|
| 1. Subject Site:
Lordco, Quiznos, Starbucks,
Freshslice, Burger King | 5. B.A. Robinson Co. Ltd.
6. Victaulic
7. Frito-Lay | 11. Geep
12. Pacific Coast Express
13. Quik X |
| 2. Tim Hortons | 8. TransForce
9. PODS | 14. Proax
15. Williams Machinery |
| 3. Chevron | 10. Marathon Fastners | 16. M-O |
| 4. Texcan | | |

2020 Demographics	1 KM	3 KM	10 Min Drive
Population	2,684	89,939	159,746
Households	793	35,039	55,213
Average Household Income	\$101,329	\$88,322	\$91,186

Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

The information contained in this Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2021 Marcus & Millichap. All rights reserved.