

FOR LEASE

1,052 SF - 2,458 SF END-CAP PREMISES

19161 FRASER HIGHWAY, SURREY, B.C.

MOSAIC

**CLAYTON
MARKET**

FRASER HWY + 64TH



OPPORTUNITY

End-cap retail unit with the option to demise from 1,052 SF to 2,458 SF at Clayton Market, a high-exposure shopping centre located in one of Surrey's most affluent and rapidly growing neighbourhoods.

LOCATION

Positioned to capture significant vehicle traffic on two of Surrey's main commuter corridors, Fraser Highway & 64th. Full access to 192nd, leading to significant residential density to the north. Adjacent to transit and future rapid transit. Excellent neighbourhood walkability with pedestrian pathways, and proximity to future 190 Street skytrain.

HIGHLIGHTS



End-cap retail opportunity, available immediately



86 parking stalls (4.5 stalls per 1,000 SF) and 19 adjacent street parking stalls



Exposure onto Fraser Highway with traffic counts exceeding 32,600 vehicles per day



Total population of 81,906 within 3 KM radius of site



Contact listing agents for asking/additional rent

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SITE PLAN

MOSAIC CLAYTON MARKET

FRASER HWY + 64TH



2024 DEMOGRAPHICS

	1 KM	3 KM	5 KM
Population	17,133	81,906	139,537
Households	6,464	29,084	50,829
Average Household Income	\$114,818	\$118,650	\$114,264
Proj. Pop. Growth (2022-2027)	1.8%	7.7%	10.6%

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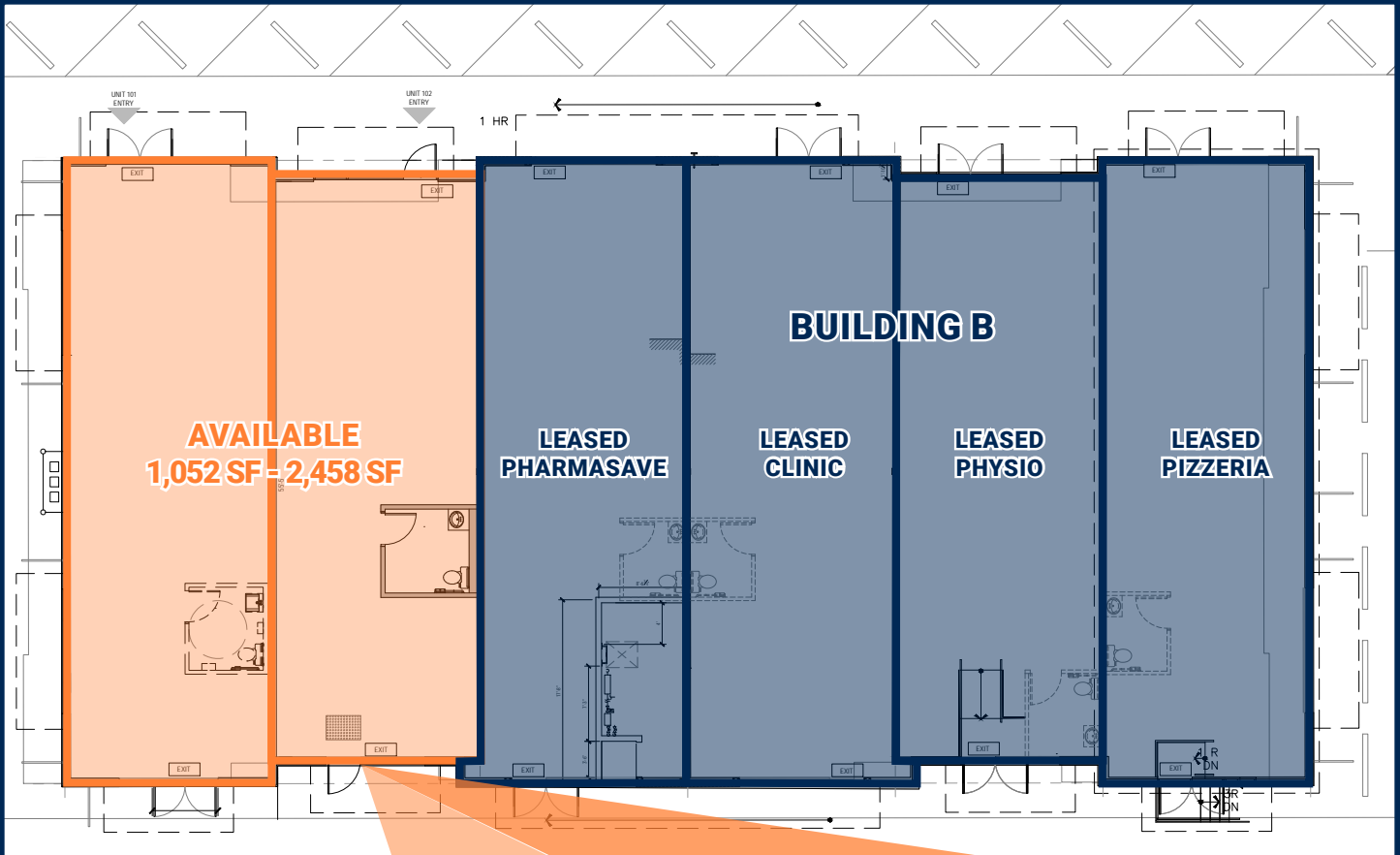
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FLOOR PLAN

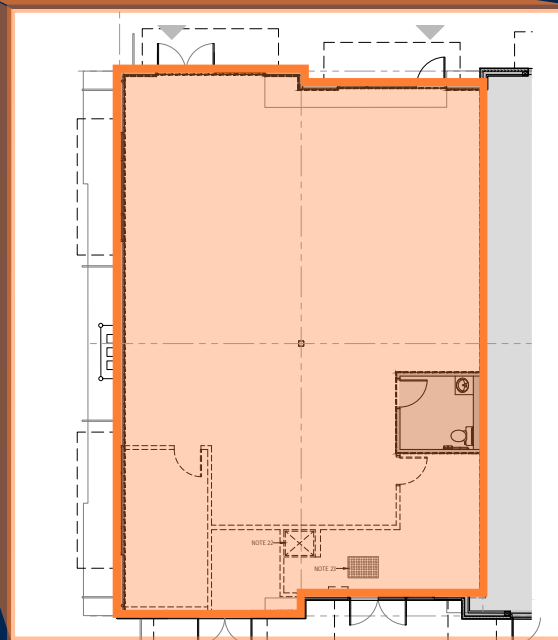
BUILDING B - UNITS 101 & 102

MOSAIC
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DEMISING PLAN

UNITS 101 & 102



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