

FOR LEASE

#113 – 8940 152 Street, Surrey, B.C.

883 SF IN SURREY'S FLEETWOOD NEIGHBOURHOOD



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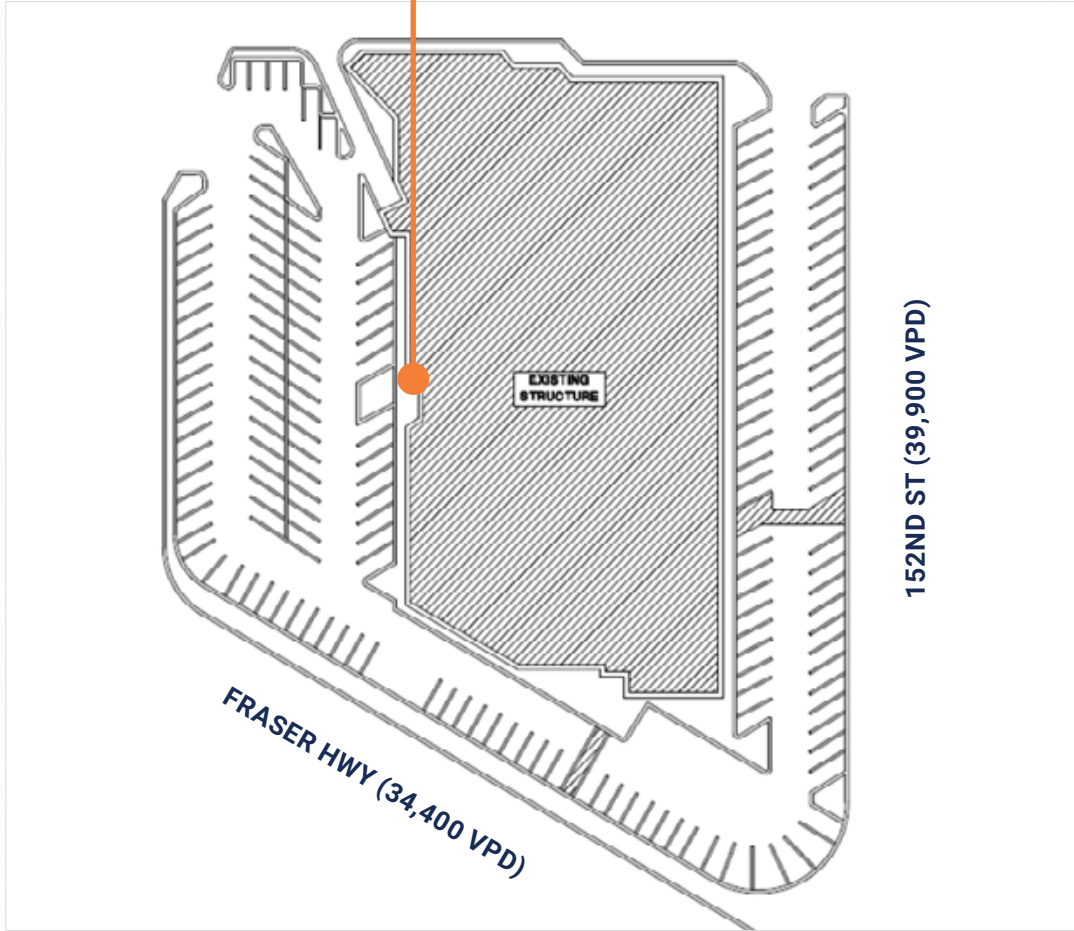
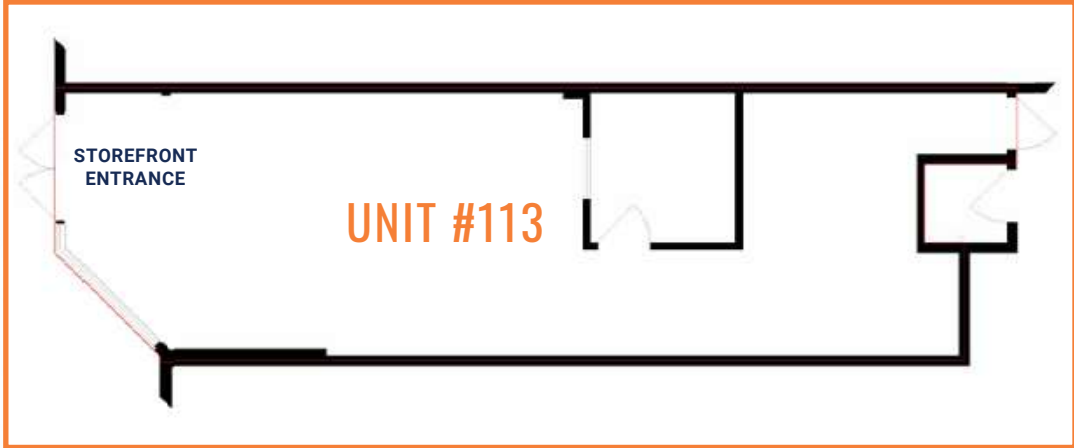
Marcus & Millichap

OPPORTUNITY

#113 - 8940 152 Street offers the opportunity to lease 883 SF of prime retail space in the heart of Surrey's Fleetwood neighbourhood. This is a high traffic, high profile location situated on the Southeast corner of Fraser Highway and 152 Street. There are approximately 170 surface level parking stalls, and the site is directly kitty corner from the future 152 Street Expo Line SkyTrain station. The C-8 community commercial zoning provides for a great range of permitted uses.

SALIENT DETAILS

Address:	#113 - 8940 152 Street, Surrey, B.C.
PID:	003-025-187
Zoning*:	C8 - Community Commercial Zone
Leasable Area:	883 SF
Parking:	Approx. 170 surface level parking stalls
Existing Tenants:	Shoppers Drug Mart, BC Liquor, Evergreen Dental Centre, Easyfinancial, Physioplus, Westland Insurance, Starbucks, Joe's Farm Market, Ricky's All Day Grill, Fraserview Meats, Safeway (shadow anchor), and many more
Basic Rent:	Contact Listing Agent
Additional Rent**:	\$13.50 PSF (2024 estimate)
Timing:	Upon Tenant signing Lease and providing evidence of Insurance.



*Tenant is responsible for verifying the permissible uses as per the zoning.
**Approximate and subject to change from time to time.

PHOTOS



LOCATION OVERVIEW

2024 DEMOGRAPHICS	1 KM	3 KM	5 KM
Population	13,409	110,850	276,041
Households	3,812	32,930	87,945
Avg. Household Income	\$114,042	\$113,571	\$107,310
Proj. Population Growth (2022-2027)	4.0%	5.0%	8.8%

Future 40-Storey Residential Tower
6-Storey Residential Podium
Commercial Retail at Grade

Future 152 Street
Expo Line
SkyTrain Station

Evergreen Mall

SHOPPERS DRUG MART
BC LIQUORSTORE
EVERGREEN DENTAL CENTRE
easyfinancial
Starbucks
PHYSIOPUS HEALTH & WELLNESS
Westland Insurance
Ricky's
Joe's Farm Market
Fraserview Meats

SUBJECT PROPERTY

152 St

88 Ave

SAFEWAY
Starbucks

Future 31-Storey
Mixed-Use Tower

Two Future 6-Storey
Apartment Buildings

panago
bosley's
Garha Bros
Mexican Salsas & Peruvian

PETROCANADA

BUDGET
BAKERY • WHEELER
Auto Centres

NISSAN

HONDA

Fraser Hwy

PROSPERA CREDIT UNION
CHURCH'S

Denny's

Fleetwood Village Shopping Centre

save on foods
coast capital
KFC
DOLLARAMA
LifeLabs
EMPIRE
TACO BELL
 Fleetwood Dental
 Fleetwood Pharmacy
 DWA Insurance
 Well Health Medical Centre
 Allied Physio
 Liquor Discounter