

FOR LEASE

Campbell Heights, 19228 36 Ave, Surrey, B.C.

**NEW-BUILD RETAIL OPPORTUNITIES WITHIN INDUSTRIAL COMPLEX ON 36 AVE
& 192 STREET SERVICING CAMPBELL HEIGHTS AND SURROUNDING AREA**

- +/- 1,040 SF – 10,713 SF AVAILABLE VIA GROUND FLOOR
- +/- 11,462 SF AVAILABLE FOR SINGLE-TENANT USER VIA 2ND LEVEL
- DAYCARE LOCATED ON 3RD/4TH FLOOR



Marcus & Millichap

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

Amanda Broglio
Associate
(604) 398 - 3818
Amanda.Broglio@MarcusMillichap.com

Developed By:



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DEVELOPMENT

Located in the heart of Surrey's thriving Campbell Heights industrial node, this new-build industrial complex, (the "Development") offers a rare opportunity for retailers and service providers to cater to the area's high daytime traffic from employees and visitors. The Development features small-format ground-floor CRUs, ideal for food services, convenience retail, and other essential amenities, alongside a $\pm 11,000$ SF second-floor space—a prime opportunity for a gym or fitness operator looking to serve the local workforce. The Development includes a dedicated skybridge connecting the parking deck directly to the building—the only industrial project in the area to offer this feature. This enhanced access ensures steady pedestrian flow and makes it easy for tenants, employees, and visitors to navigate the space efficiently. In an area with limited retail supply, this project offers businesses a strategic foothold in one of Metro Vancouver's fastest-growing industrial districts.

SALIENT DETAILS

Address: 19228 36 Avenue, Surrey

Availability: Ground Floor: +/- 1,040 Sf – 10,713 SF
2nd Level: +/- 11,462 SF

Timing: Est. Q1/Q2 2027

Asking Rents: Contact listing agents

Additional Rent: Contact listing agents

Parking: Contact listing agents

2022 Demographics	5-min Drive-Time	7-min Drive-Time	10-min Drive-Time
Average Household Income	\$130,781	\$129,688	\$115,303
Total Population	9,180	28,494	83,892
Total Households	7,707	23,126	81,969
Population Growth 2022-2027	13.8%	18.6%	17.6%
Total Households	2,486	7,484	28,786
Household Growth 2022 - 2027	7.9%	13.5%	13.4%

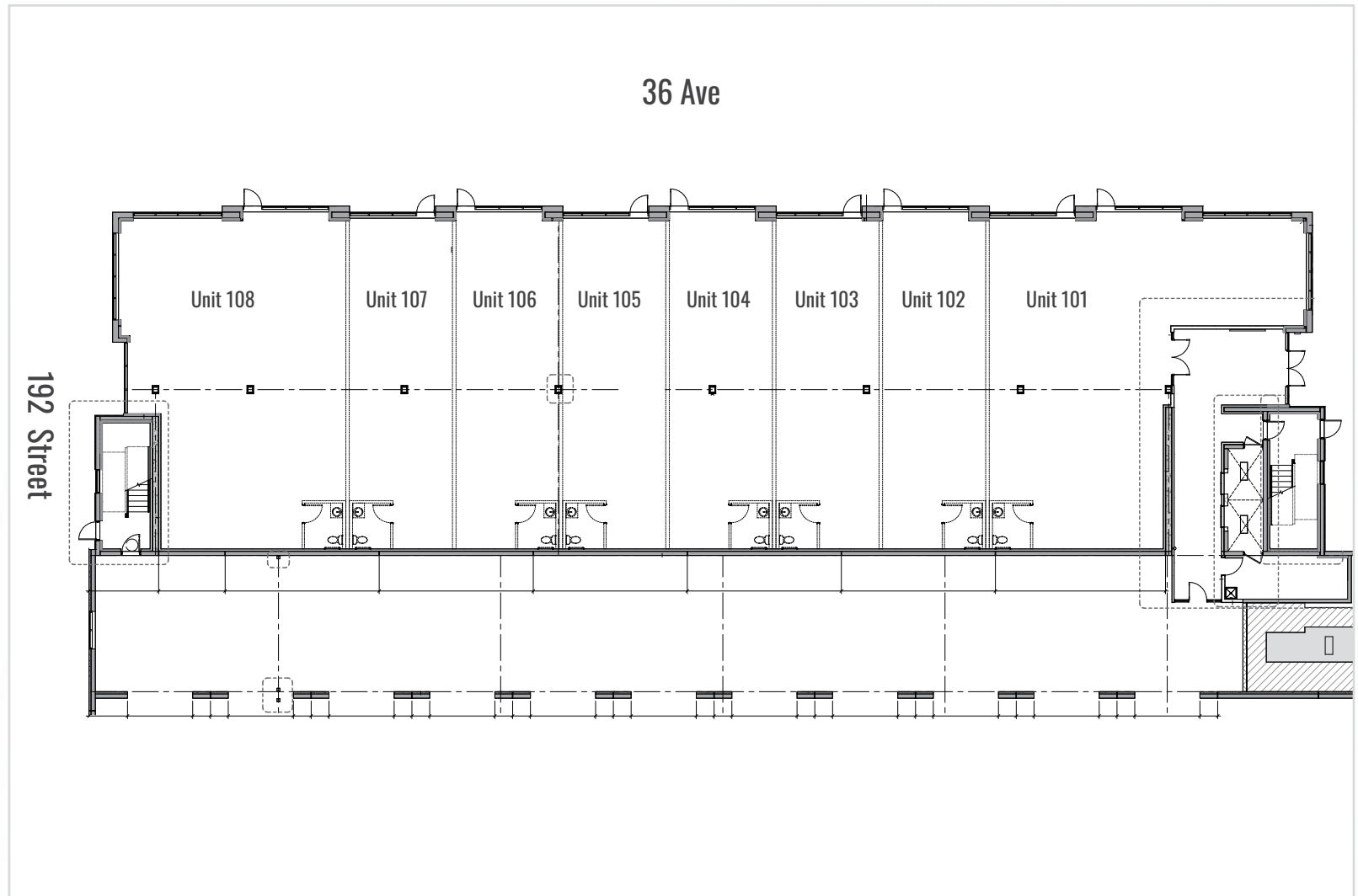


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SITE PLAN: GROUND FLOOR

Unit	Size
Unit 101	2,268 SF
Unit 102	1,056 SF
Unit 103	1,040 SF
Unit 104	1,056 SF
Unit 105	1,040 SF
Unit 106	1,056 SF
Unit 107	1,040 SF
Unit 108	2,156 SF
Total	10,713 SF



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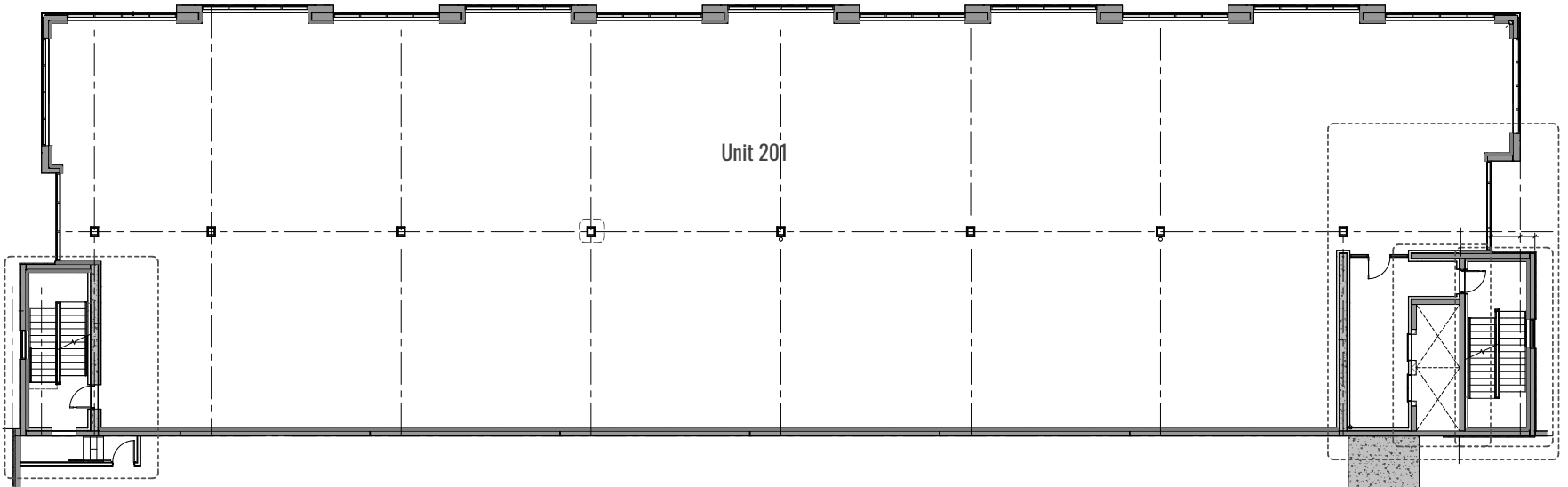
SITE PLAN: SECOND FLOOR

11,462 SF

36 Ave

192 Street

Unit 201



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SUBJECT SITE



CAMPBELL HEIGHTS

GRANDVIEW HEIGHTS

HIGHWAY 15

Loblaws Distribution (2.1km)

Campbell Heights Industrial Park (3.3km)

32 AVE (+23,600 VPD)

36 AVE (+4,700 VPD)

92 STREET (+1,000 VPD)

Penzer Action Park (4.3 km)

Langley Mall (6.4km)
HUDSON'S BAY
WINNERS
SPORT CHEK
TODAY'S SPECIALS

Langley City Centre Square (6.7km)
Nature's Fare Markets
SNEAKERS

Fraser Crossing Centre (7.4km)

Newlands Golf & Country Club (6.2km)

George Preston Recreation Centre (4.4km)

Murrayville Community Centre (7.6km)

FERNRIDGE

Langley Passive Park (3.0km)

LANGLEY

RioCan Langley Centre (6.7km)

(7.8km)
COSTCO WHOLESALE

Smart Centres Langley (7.7km)
Walmart
LONDON DRUGS

Willowbrook Park (6.6km)
SAFEWAY
MOUNTAIN EQUIPMENT CO-OP

Willowbrook Shopping Centre (6.3km)
大統華T&T
WINNERS
TODAY'S SPECIALS

Hi-Knoll Driving Range & Minigolf (3.1km)

HIGHWAY 10

64 AVE

FRASER HWY

HIGHWAY 10

FRASER HWY



Marcus & Millichap

Marcus & Millichap
1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3

T (604) 638-2121

F (604) 638-2122

MarcusMillichap.ca

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