

FOR LEASE

16467 16TH AVENUE, SURREY, BC

BUILD-TO-SUIT RETAIL OPPORTUNITIES
IN SOUTH SURREY, BC



GRANDVIEW HEIGHTS
NEIGHBOURHOOD PLAN 3

SUBJECT SITE

HIGHWAY 99 (62,095 VPD)

164 STREET

All Direction
Highway Interchange

16TH AVENUE (12,900 VPD)

Future
Signalized Intersection

Future Mixed Use
Development

Future
Signalized Intersection

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SALIENT DETAILS

Municipal Address: 16467 16th Avenue, Surrey, BC

Traffic Counts: 16th Avenue: 12,900 VPD
Highway 99: 62,095 VPD

Proposed Site Area: 175,402 SF (4.03 Acres)

Building Area: 65,560 SF

Opportunities: 1,000 SF - 15,000 SF

Parking: Commercial: 116 stalls
Hotel: 82 stalls

Local Area Plan (LCP): Highway 99 Commercial Corridor

Access/Egress: All directions access via future signalized intersection on 16th Avenue

Availability: 2022

Additional Rent: Contact listing agent

Asking Rates: Contact listing agent

MARKET OVERVIEW

Located on the northeast corner of Highway 99 and 16th Avenue, in Surrey, BC, the Subject Site represents a rare opportunity to be part of a new retail development in a dominant location.

Situated in the Grandview Heights neighborhood of South Surrey, the subject property represents an opportunity to further establish growth in the neighbourhood. With 2 out of 5 neighborhood concepts approved, Grandview Heights has seen a substantial increase in residential development in the area.

Highway 99 and 16th Avenue falls within the Highway 99 Corridor Plan. This Plan has been established to further strengthen Surrey's business development focus and is expected to generate between approximately \$300 million to \$350 million in new business property assessments and provide for over 6,000 new jobs upon complete build out.

HIGHLIGHTS



Surrey is one of the fastest growing cities in Canada with a population of 552,455 (2018) and is projected to grow by an additional 45,000 by 2028



The Subject Site is located in South Surrey, which has established itself as the most affluent area of Surrey. With a 2018 average household income of \$126,241, South Surrey far surpasses Surrey's average household income of \$108,207 and BC's provincial average of \$89,340



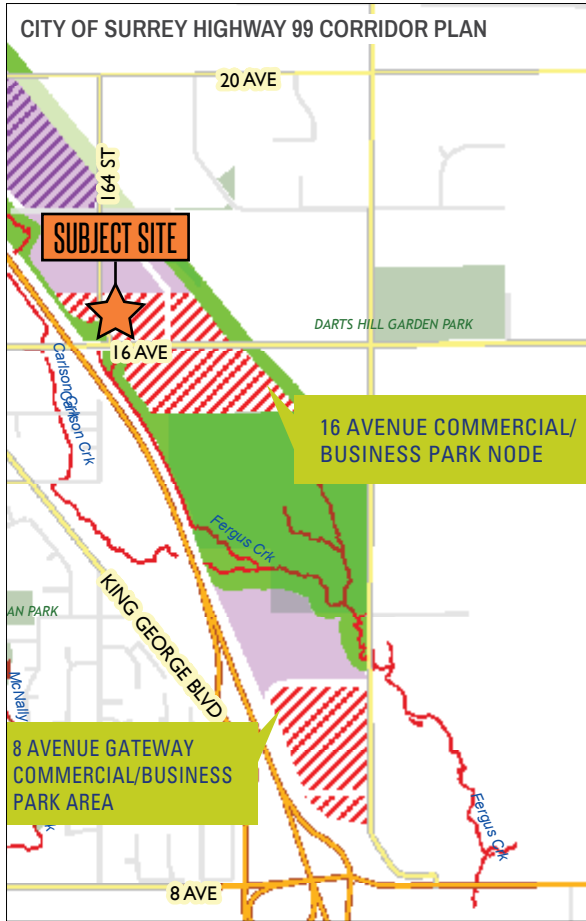
In close proximity to the United States through Peace Arch border and Pacific Highway Crossing border via Highway 99



Build to suit opportunities including drive thru and stand alone pads

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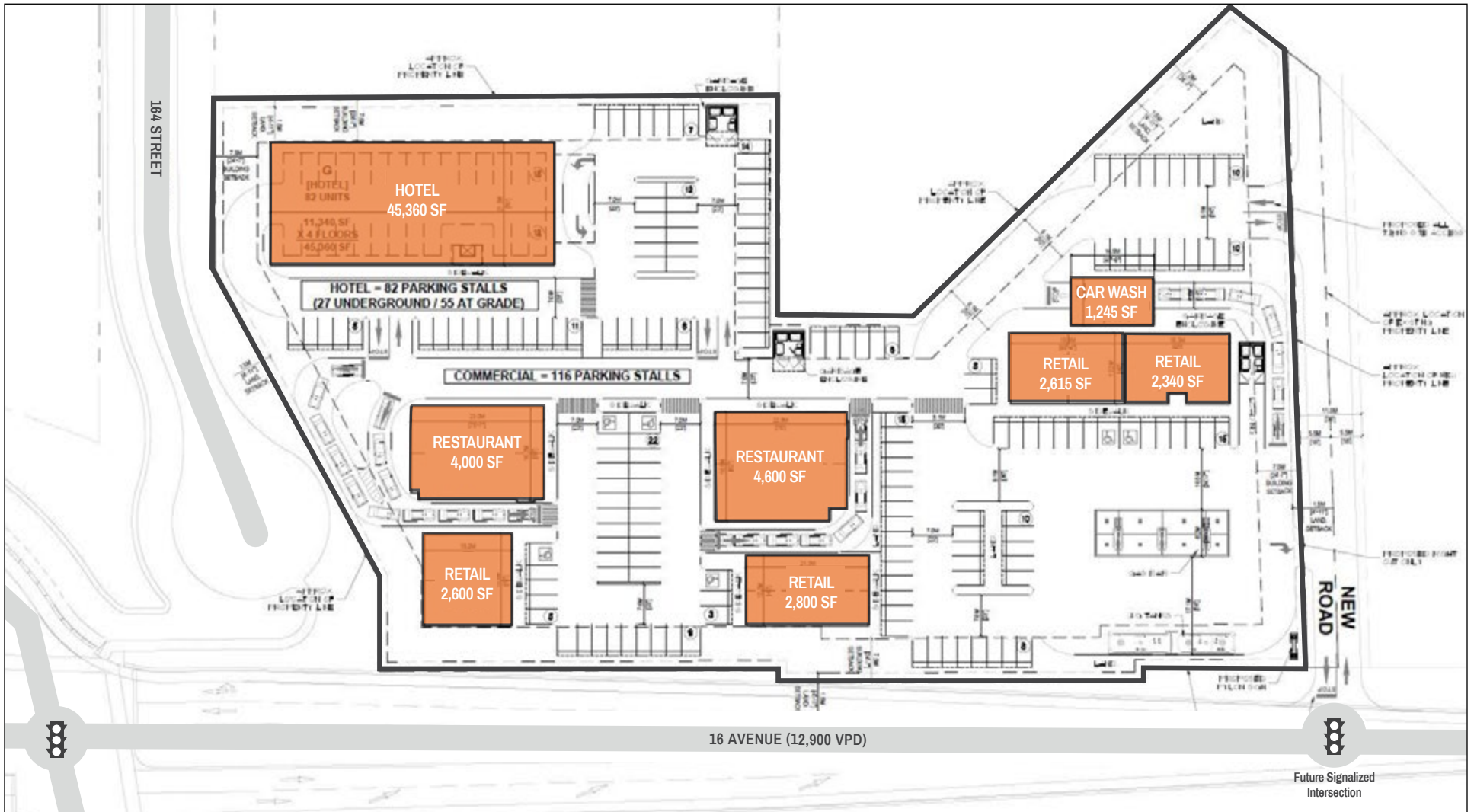
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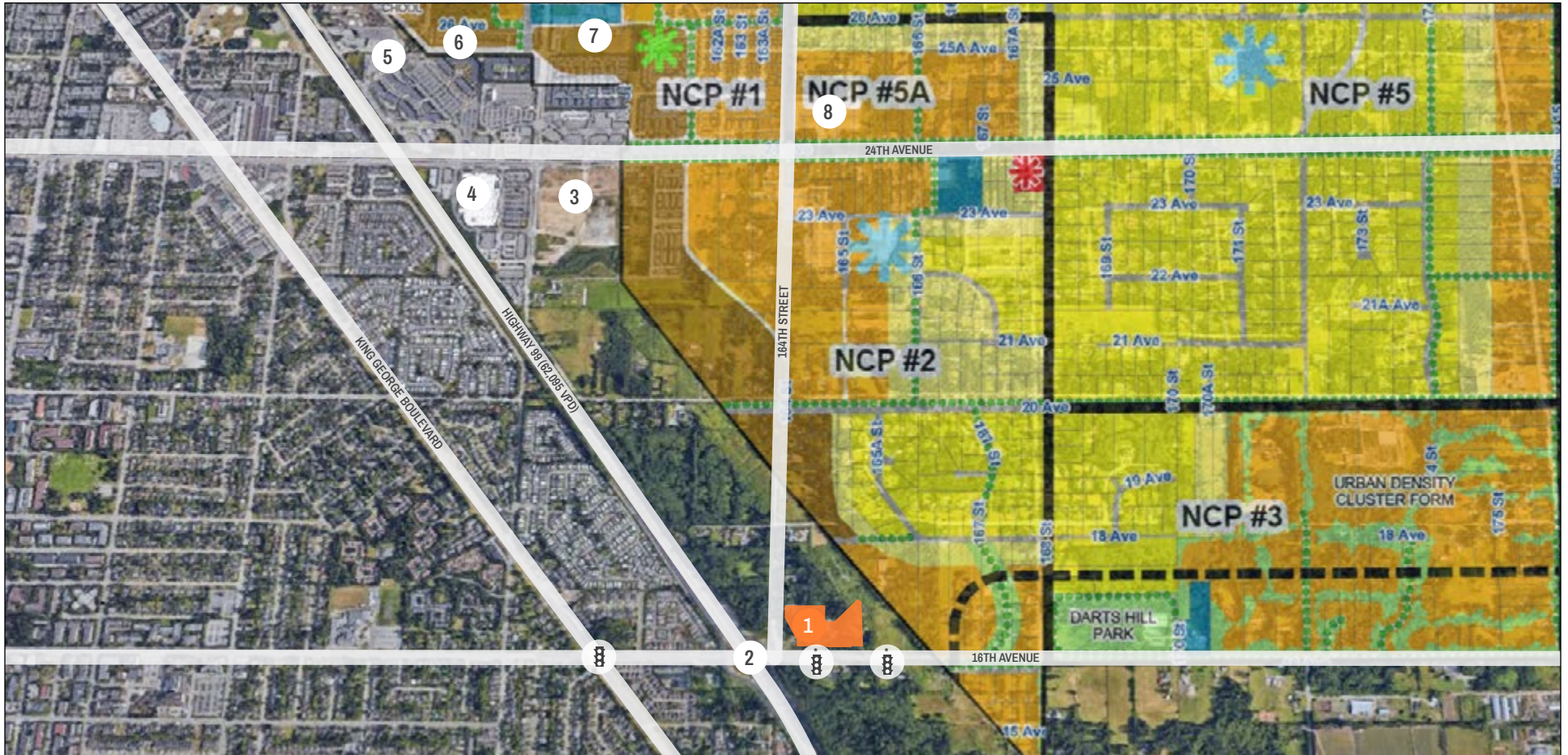
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SITE PLAN



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2020 Demographics	3 KM	5 KM	South Surrey
Population	44,994	78,458	112,138
Households	20,495	33,393	44,783
Average Household Income	\$104,023	\$116,475	\$126,241

1. Subject Site
2. All Directional Hwy Interchange
3. Superstore, Club 16, Dollarama, Shoppers Drug Mart
4. Walmart
5. Thrifty Foods, Winners, London Drugs, Golf Town, Steve Nash, Petsmart
6. Home Depot, Mark's Work Wearhouse
7. Southridge School
8. Grandview Heights Aquatic Centre

* Future Signalized Intersection

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FAST FACTS

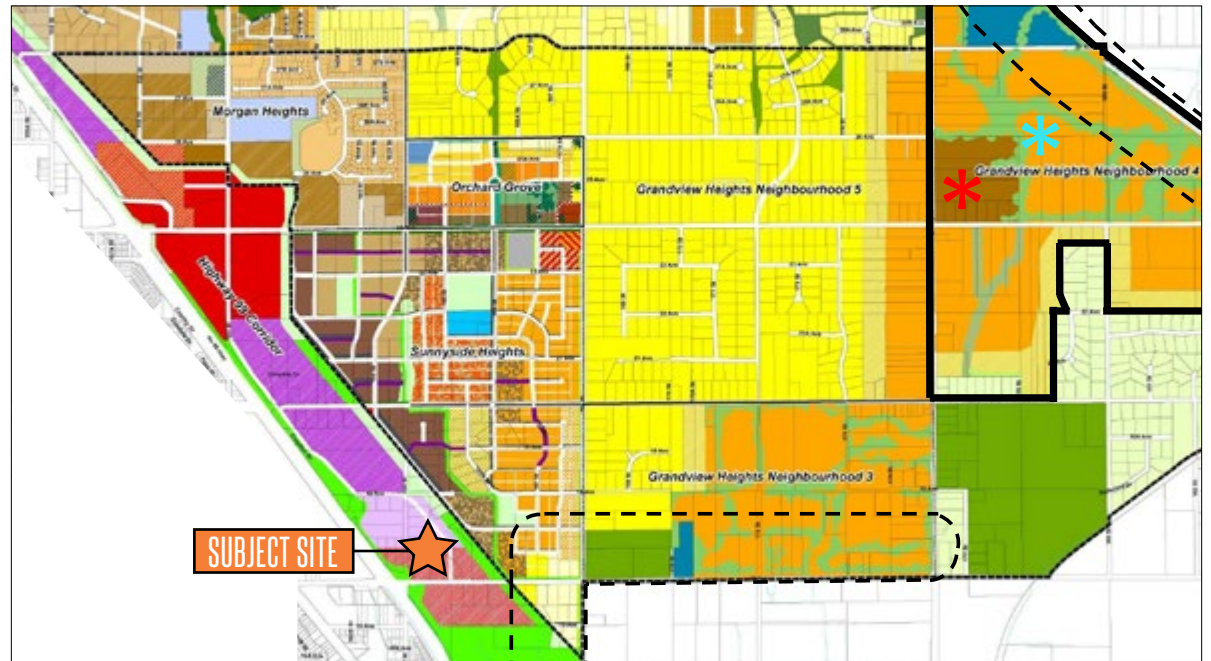
Primary Trade Area Population of
93,164

13 Minute Drive from the
US Border

6,000+ New Jobs
Within the Highway 99 Corridor Plan

Average Household Income (South Surrey)
\$126,241

Grandview Heights Area 3 is Expected to Grow by
50,000+ by 2046



City of Surrey Highway 99 Corridor and Grandview Heights Land Use Plan

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