

FOR LEASE

1658 128 Street, Surrey, B.C.

**2,604 SF END-CAP OPPORTUNITY
IN THE HEART OF OCEAN PARK**



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OPPORTUNITY

Opportunity to join Starbucks via end-cap unit facing 128th Street, in the heart of Ocean Park (the "Subject Premises"). The Subject Premises is currently built out to accommodate a bank user with flexible permitted uses via the C8 Community Commercial zoning designation, available for occupancy Q2 2025.

Surrounded by essential daily services, including grocery stores, liquor stores, financial institutions, and medical offices, the Subject Premises benefits from a diverse and affluent community of families, young professionals, and retirees. The area's thriving retail environment, ongoing commercial development, and improved transit connectivity to Vancouver makes this an ideal leasing opportunity in a high-demand market.

HIGHLIGHTS



Strategically located within Ocean Park's primary retail node, it to be a focal destination for daily needs shopping in the neighbourhood.



Area tenants include Safeway, BC Liquor Store, CIBC, Scotiabank, amongst others.



C-8 Zoning permits favourable services such as: child care centres, community services, general retail stores, eating establishments, most office uses, amongst others.



Located in a dense growth node, and nearby Rockford by Cressey, a pre-construction condo community comprised of 63 units over 4 stories set to complete in 2027- further illustrating promising growth in the immediate area.



Population growth of 7.1% within a 7-minute drive-time (2022-2027).



Average household income of \$161,510 within a 5-minute drive.

SALIENT DETAILS

Address: [1658 128 Street Surrey, B.C. \(the "Subject Premises"\)](#)

Size: 2,604 SF

Zoning: [C8 - Community Commercial Zone](#)

Traffic Counts: 128th Street: +15,090 VPD
16th Avenue: +9,100 VPD
Total: +24,190 VPD

Possession: Q2 2025

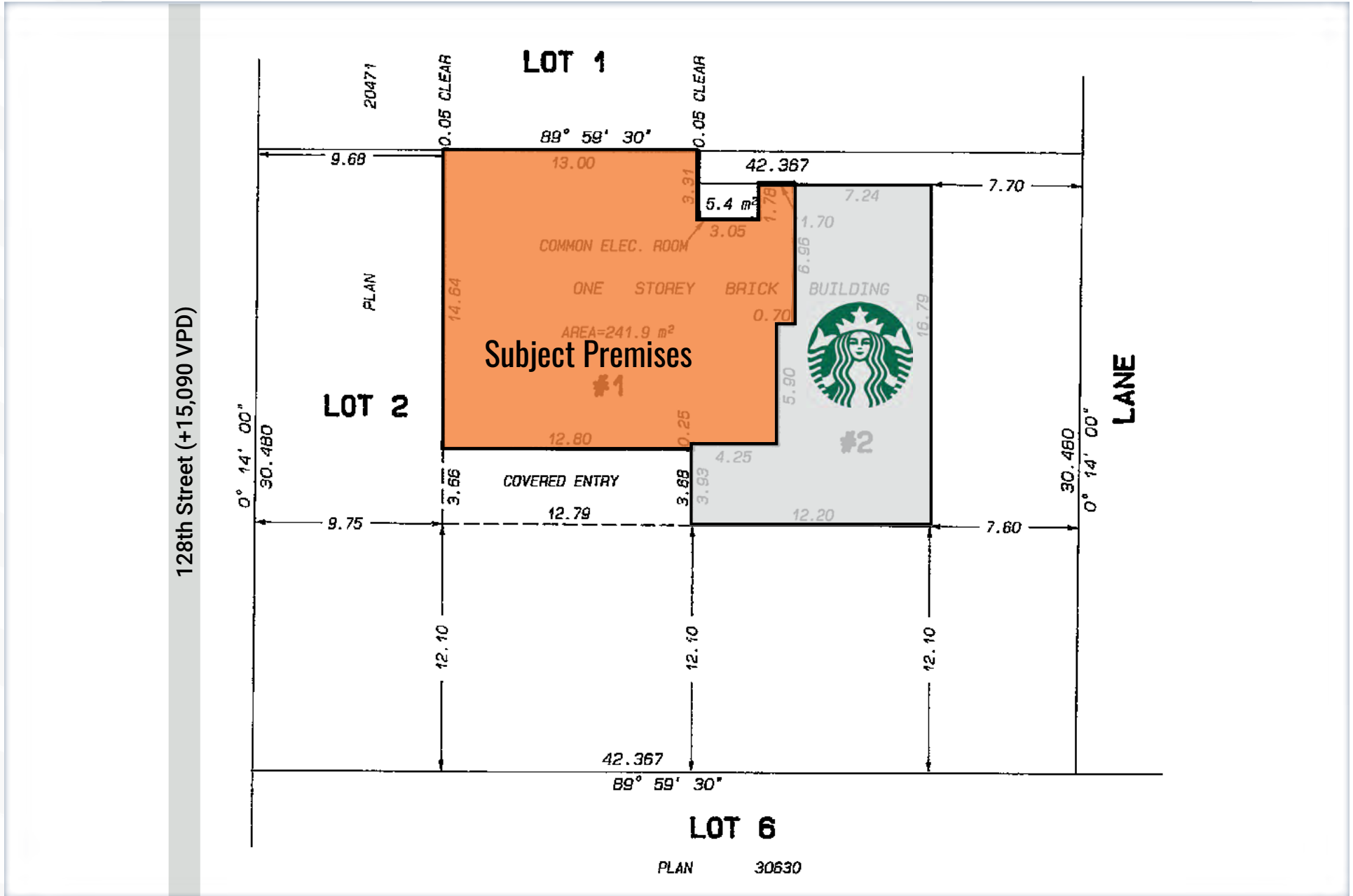
Basic Rent: Contact Listing Agents

Additional Rent: Contact Listing Agents

Parking: Shared 17 surface level parking stalls



SITE PLAN



LOCATION OVERVIEW

Demographics*	1 KM	3 KM	5 KM
Population	6,617	23,907	50,830
Average Household Income	\$178,036	\$190,409	\$155,820
Proj. Pop. Growth (2024-2029)	7.3%	1.9%	8.8%



*Data taken from Sitewise 2025.

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