

10040 152 STREET, SURREY,
BRITISH COLUMBIA

IMPACT PLAZA



**Premier 135,000 SF Grocery-Anchored Retail Centre Situated
on an 8-Acre Site in the Heart of Surrey**



Marcus & Millichap

Investment Highlights



Centrally located in the heart of Surrey, directly across from Guildford Town Centre, one of the city's primary commercial centres



Grocery and drugstore anchored with strong income profile and potential upside in rental rates



Convenient access with proximity to Highway 1 and transit routes, including Guildford Town Centre Exchange



Potential for redevelopment with a FSR of up to 3.5 on portions of the property



SALIENT FACTS

Municipal Address
10040 152 St, Surrey, BC V3R 8X2

Legal Description
LOT A SECTION 28 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 69469 EXCEPT: PART IN PLAN BCP50034

PID
001-616-722

Zoning
C8 - Community Commercial Zone

Location
Impact Plaza covers a full city block with 101 Ave and 100 Ave to the North and South, 152 Street to the West and 153 Street to the East. It is located in the Guildford neighbourhood of Surrey.

Site Area
8.10 Acres (353,000 SF)

WALT
2.5 Years

Occupancy
94.4%

Net Rentable Area
134,618 SF

Major Tenants
T&T Supermarket (Loblaws Companies Ltd.), Sleep Country, Pharmasave, Moores Clothing for Men

Net Operating Income
Contact listing agent for details.

Community Plans
OCP: Town Centre, LAP: Land Use: Low to Mid Rise Mixed-Use

Plan Area
Guildford Plan

Land Use and Designations

High Rise Mixed-Use	Up to 3.5 FAR
Mid Rise Mixed-Use	Up to 3.0 FAR
Low to Mid Rise Mixed-Use	Up to 2.25 FAR

Location Overview

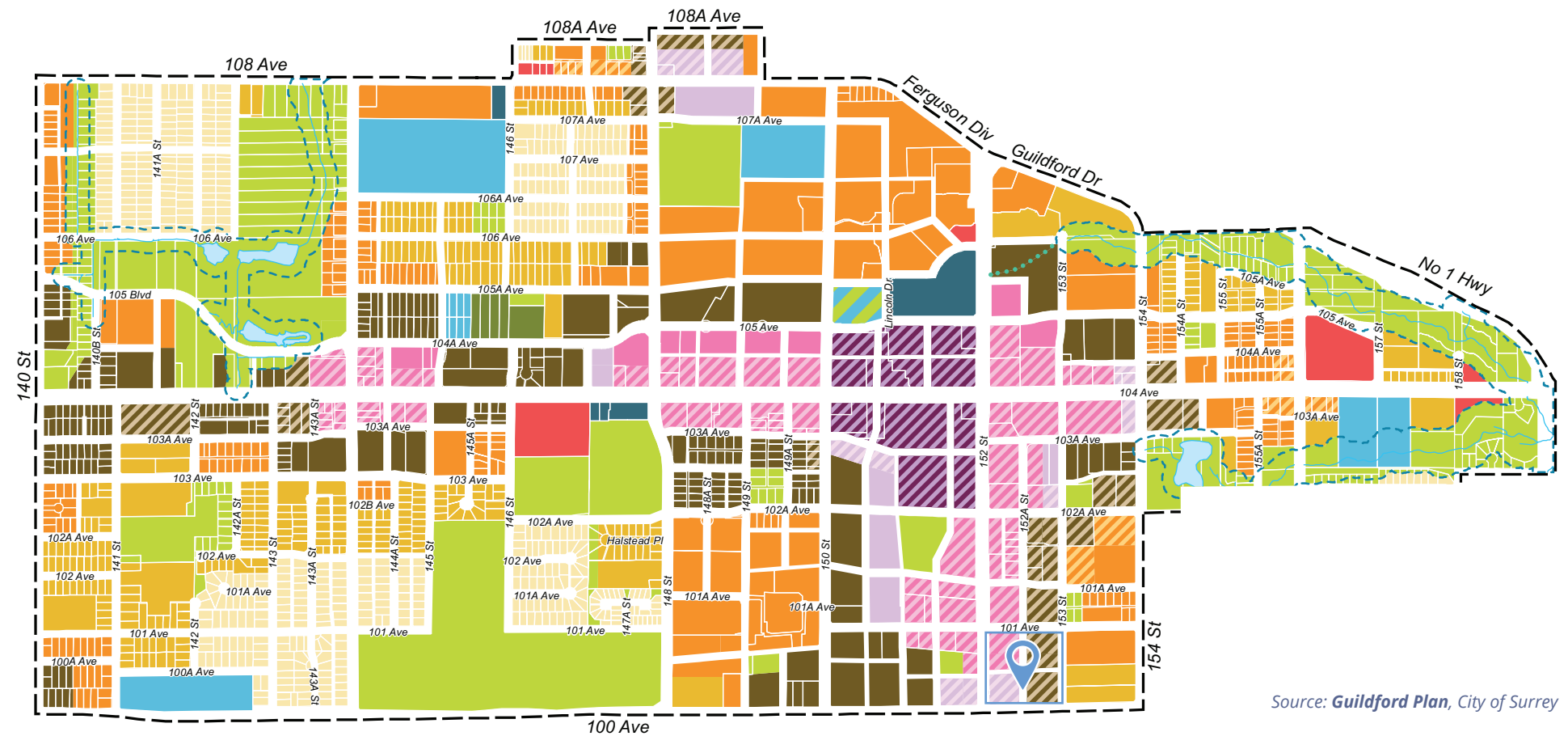
Impact Plaza is ideally positioned within Surrey's established Guildford neighbourhood, one of the city's primary commercial nodes. Occupying a prominent full-block site along 152 Street, the property sits directly across from Guildford Town Centre, the area's dominant regional shopping destination. This high-traffic corridor provides excellent visibility and accessibility, serving both the local community and broader regional shoppers. Anchored by T&T Supermarket and supported by a diverse mix of retail, service, and restaurant tenants, Impact Plaza delivers consistent foot traffic and fulfills daily needs.

The Guildford area continues to benefit from Surrey's strong growth and ongoing infrastructure investment, including major transit enhancements such as the Surrey-Langley SkyTrain extension. These improvements will strengthen connectivity, support higher density development, and attract further residential and commercial growth. As the population south of the Fraser River expands, accessibility and demand in the area are expected to increase.

Impact Plaza is within a growing and evolving market. Its prime Guildford location, combined with Surrey's robust demographic and economic fundamentals, offers a compelling opportunity for both stable income and long-term redevelopment potential.



Redevelopment Potential



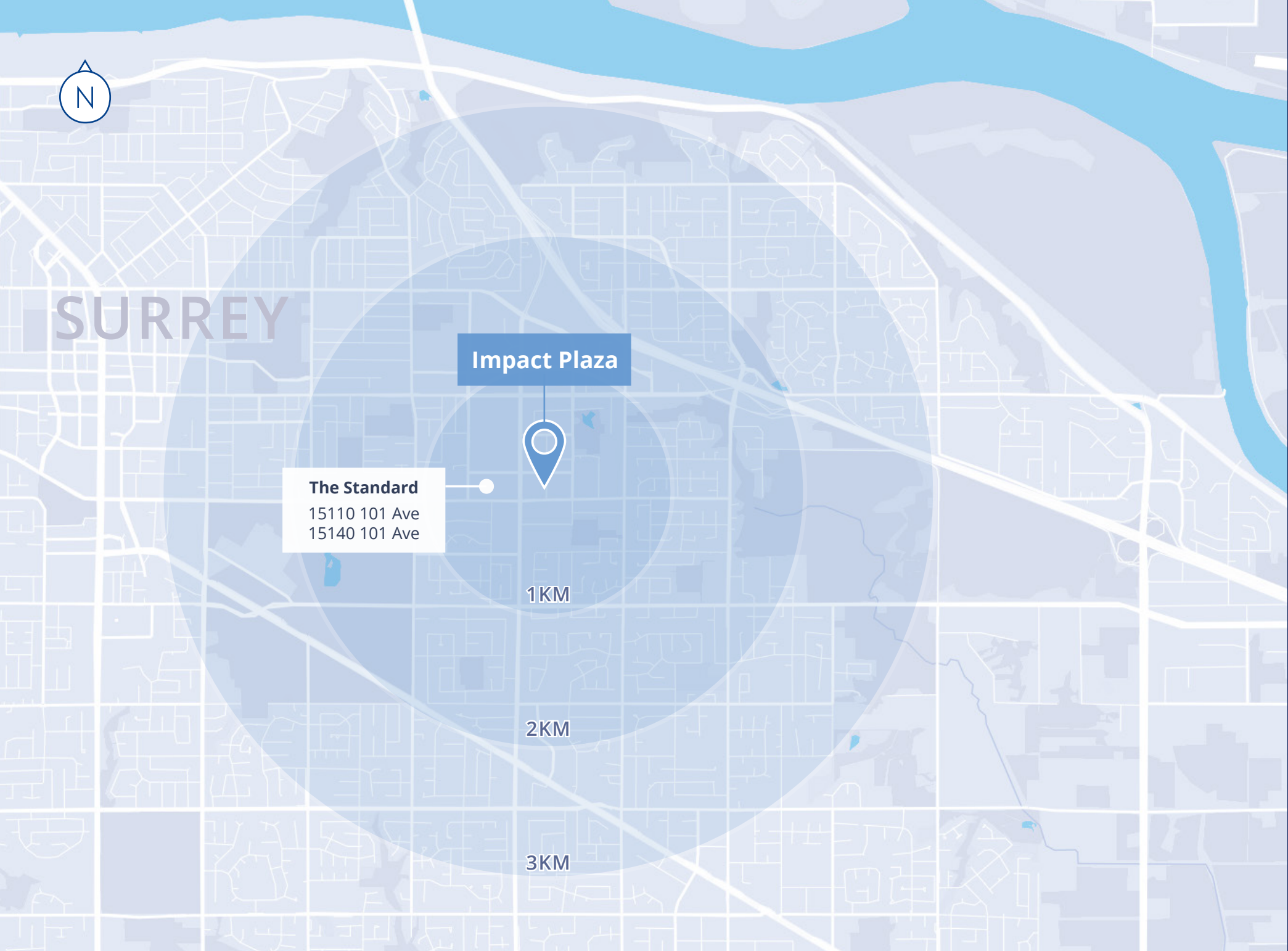
Source: **Guildford Plan**, City of Surrey



LEGEND

Core Mixed-Use	Low to Mid Rise Mixed-Use	Urban Residential	Park/School
High Rise Mixed-Use	Low to Mid Rise Residential	Commercial	Metro Vancouver Reservoir
High Rise Residential	Low Rise Transition Mixed-Use	Civic	Riparian Buffer
Mid Rise Mixed-Use	Low Rise Transition Residential	Parks and Natural Areas	Watercourse Daylighting Opportunity
Mid Rise Residential	Townhouse	School	

Redevelopment guidelines for Impact Plaza is outlined in the Draft Surrey Official Community Plan published in February 2026, and the Guildford Plan. The property is within the town centre area of Guildford where the city envisions higher density residential and commercial developments radiating from the 152 St and 104 Ave core intersection. Accordingly, the property's northwest quadrant, being the closet to town centre core, is designated for high-rise mixed-use towers up to 3.5x FAR. The southwest quadrant is envisioned for gradually lower building heights with a designation for mid-rise mixed-use development up to 3.0 FAR. The entire eastern portion is designated for low to mid-rise mixed-use buildings up to 2.25 FAR. Contact the listing agents for further detail on how density can be potentially allocated on the subject site.



The Standard
15110 101 Ave
15140 101 Ave

Impact Plaza

1KM

2KM

3KM

DEMOGRAPHICS

Surrey is one of Metro Vancouver’s fastest-growing municipalities and a key hub for future population and economic expansion. With a population exceeding 700,000 and projected to surpass 1 million over the next two decades, the city is rapidly emerging as a major centre for business, employment, and urban development in British Columbia. Its strong population growth, diverse workforce, and increasing consumer demand continue to drive investment and commercial activity.

Demographics	1 KM Radius	2 KM Radius	3 KM Radius
Projected Population (2035)	24,971	67,653	138,325
Average Household Size (2025)	3.0	3.2	3.4
Average Household Income (2025)	\$109,550	\$117,328	\$125,839

AREA DEVELOPMENTS

THE STANDARD, 15110 101 AVE, 15140 101 AVE

Rezoning from C-8 to CD (based on RM-135 & C-5); Development Permit to permit two mixed-use high-rise buildings (24-storey and a 12-storey) with ground floor commercial uses in Guildford Town Centre. Preliminary Layout Approval has been issued as of June 4, 2026. The two buildings will offer a projected 270 units, currently in pre-construction phase.





10040 152 STREET, SURREY,
BRITISH COLUMBIA

Anthony Liang

Personal Real Estate Corporation
Senior Vice President
604 781 6522
anthony.liang@colliers.com

Mario Negris

Personal Real Estate Corporation
Senior Managing Director
604 638 2121
mario.negris@marcusmillichap.com

Martin Moriarty

Personal Real Estate Corporation
Senior Managing Director
604 675 5255
martin.moriarty@marcusmillichap.com

IMPACT PLAZA



Marcus & Millichap

collierscanada.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.