

# FOR LEASE

8385 120TH STREET, DELTA, B.C.

HIGH-VISIBILITY 2,830 SF - 5,727 SF END-CAP FRONTING SCOTT ROAD



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**Marcus & Millichap**

**CENTURY 21**  
Coastal Realty Ltd.

\*Personal Real Estate Corporation

## Opportunity

The Subject Property presents a 5,727 SF opportunity (demisable) along one of the busiest commercial corridors in Surrey/Delta. Situated on Scott Road (120th Street). The Subject Property benefits from excellent visibility, high traffic counts, and easy accessibility for both local residents and regional customers.

## Salient Details

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**Municipal Address:** [8385 120th Street, Delta, B.C.](#)

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**Total SF Available:** 5,910 SF

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**Demising Options:** 2,830 SF - 3,080 SF

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**Zoning:** [Comprehensive Development \(CD203\)](#)

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**Timing:** Contact Listing Agents

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**Additional Rent:** Contact Listing Agents

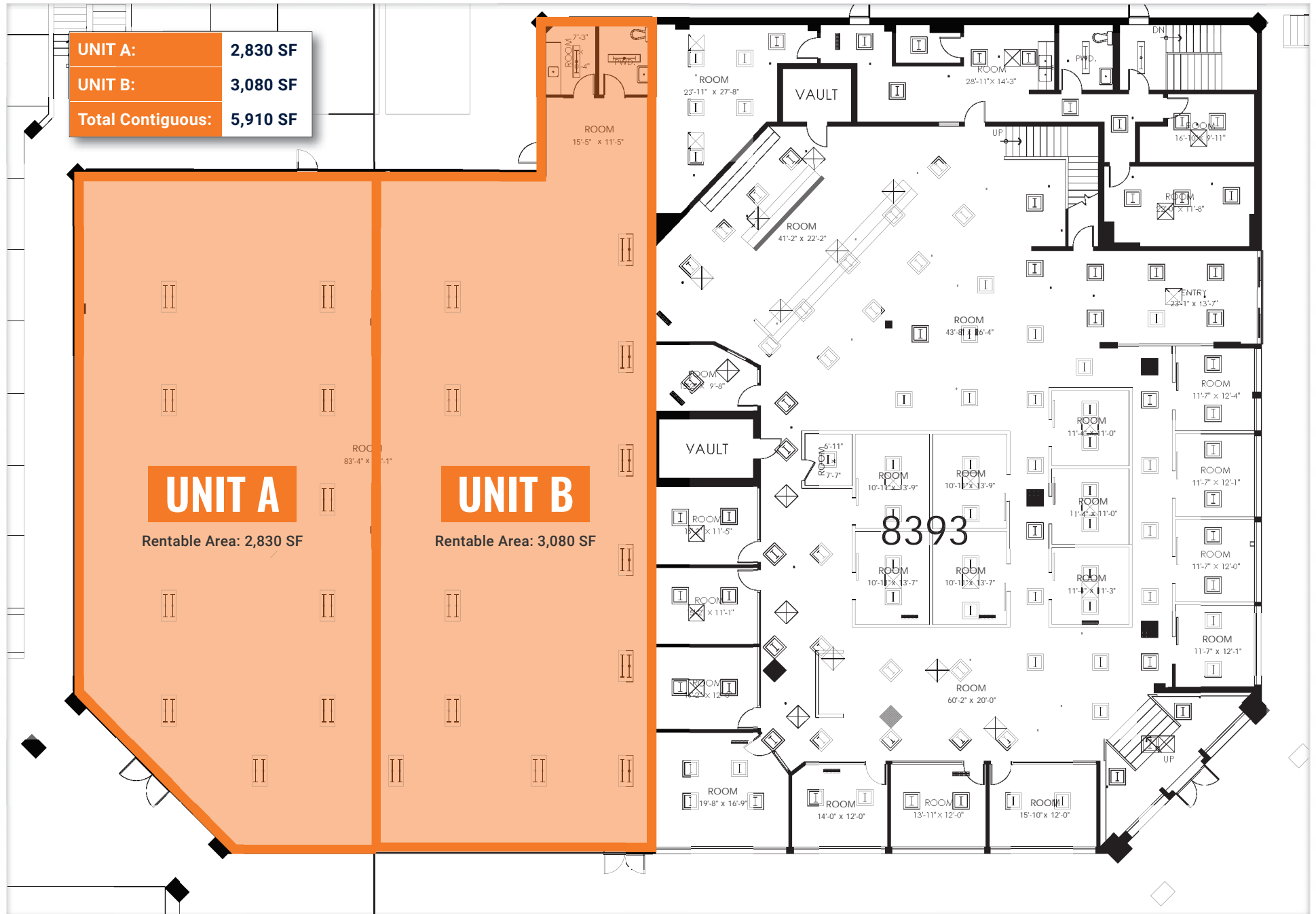
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**Parking:** Surface-level parking

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# Site Plan



# Location Overview

2025 Demographics	5-Min Drive	10-Min Drive	15-Min Drive
Average Household Income	\$128,501	\$132,972	\$129,562
2025 Total Population	54,927	229,597	481,522
% Population Change (2025-2030)	5.5%	7.0%	9.2%
2025 Households	15,338	62,230	139,307
Total Daytime Population	47,247	194,619	405,953



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