

CC4

STRATA RETAIL FOR SALE

UNIT 102 - 9686 137 STREET, SURREY, BC





PREMIUM RETAIL OPPORTUNITY

Brand-new strata retail unit on the ground level of City Centre 4 - the latest and largest phase of Surrey City Centre's Health & Technology DISTRICT which currently totals over 1/2 million SF of AAA office and retail space.

The subject unit features 989 square feet of ground floor commercial space, prominent signage opportunities, and strong levels of foot traffic from the development's completed phases. Located in the vibrant Health & Technology District and immediately adjacent to one of Canada's busiest hospitals, the area is highly accessible by vehicle and public transit and is surrounded by a wide range of amenities.

THE DETAILS

CIVIC ADDRESS

Unit 102 - 9686 137 Street, Surrey, BC

STRATA LOT

2

UNIT AREA

989 SF *

ZONING

CD (Comprehensive Development)

PARKING

2 stalls

ASKING PRICE

\$1,388,000

APPROVED USES

- + Sushi Restaurant
- + Indian Sweet Shop
- + Bubble Tea
- + Poke Restaurant
- + Ice Cream/Gelato Shop
- + Mediterranean QSR (Donair and/or Greek)
- + Chinese QSR
- + Pharmacy
- + Pet Store
- + Fitness
- + Dental
- + Optical
- + Medical Clinic
- + Medi Spa
- + Nail/Brow Bar
- + Hair Salon
- + Physiotherapy
- + RMT
- + Children's Education (Kumon, Music School, Little Kitchen Academy)

UNIT FEATURES



Floor to ceiling glazing, prominent signage options

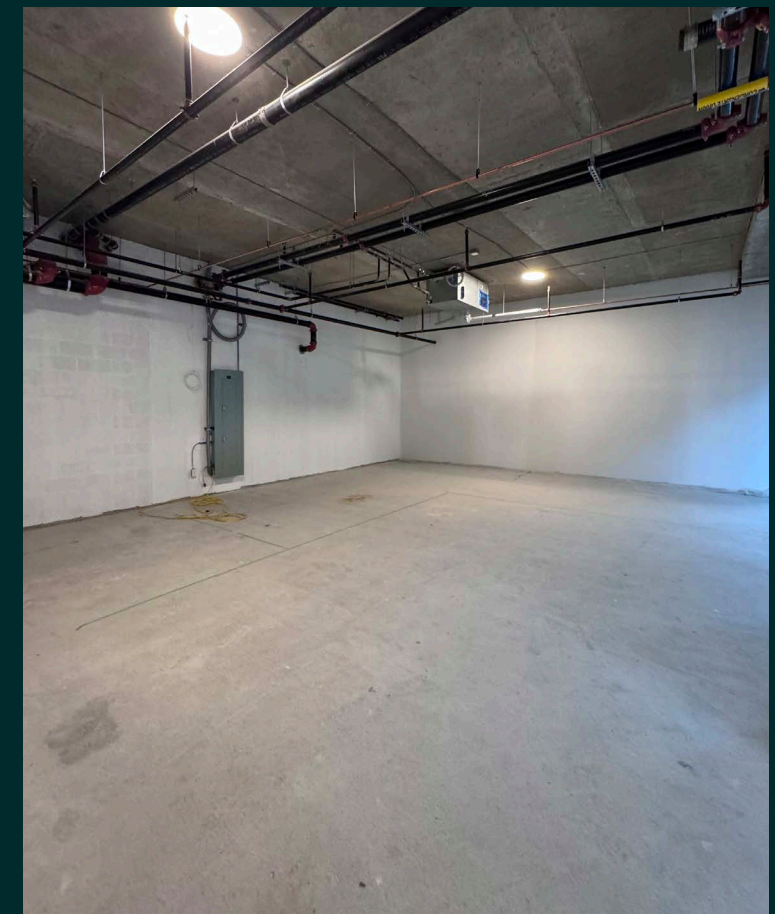
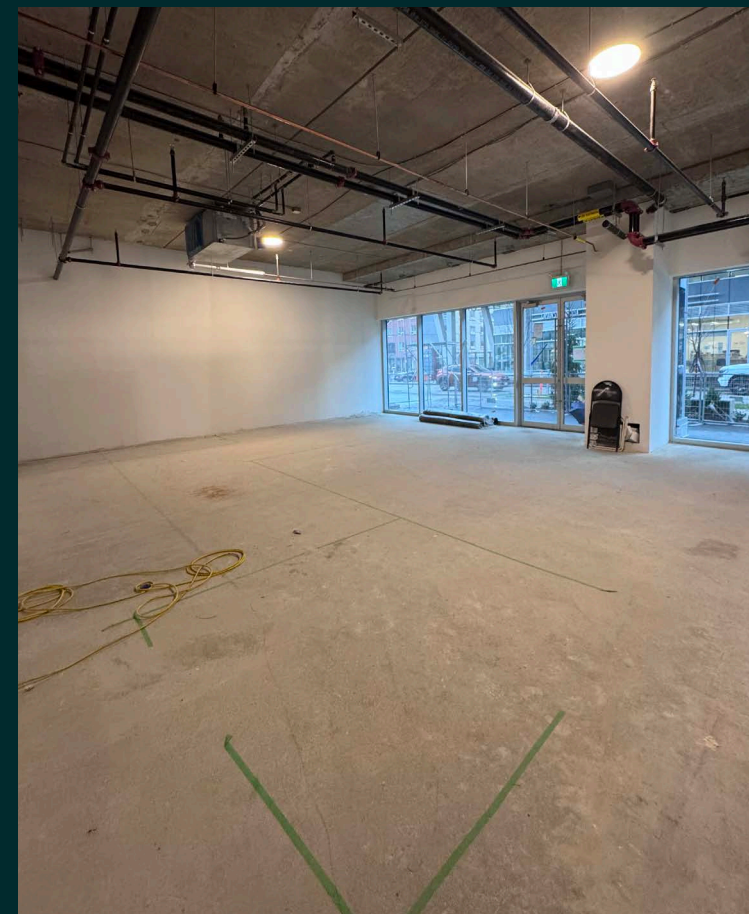
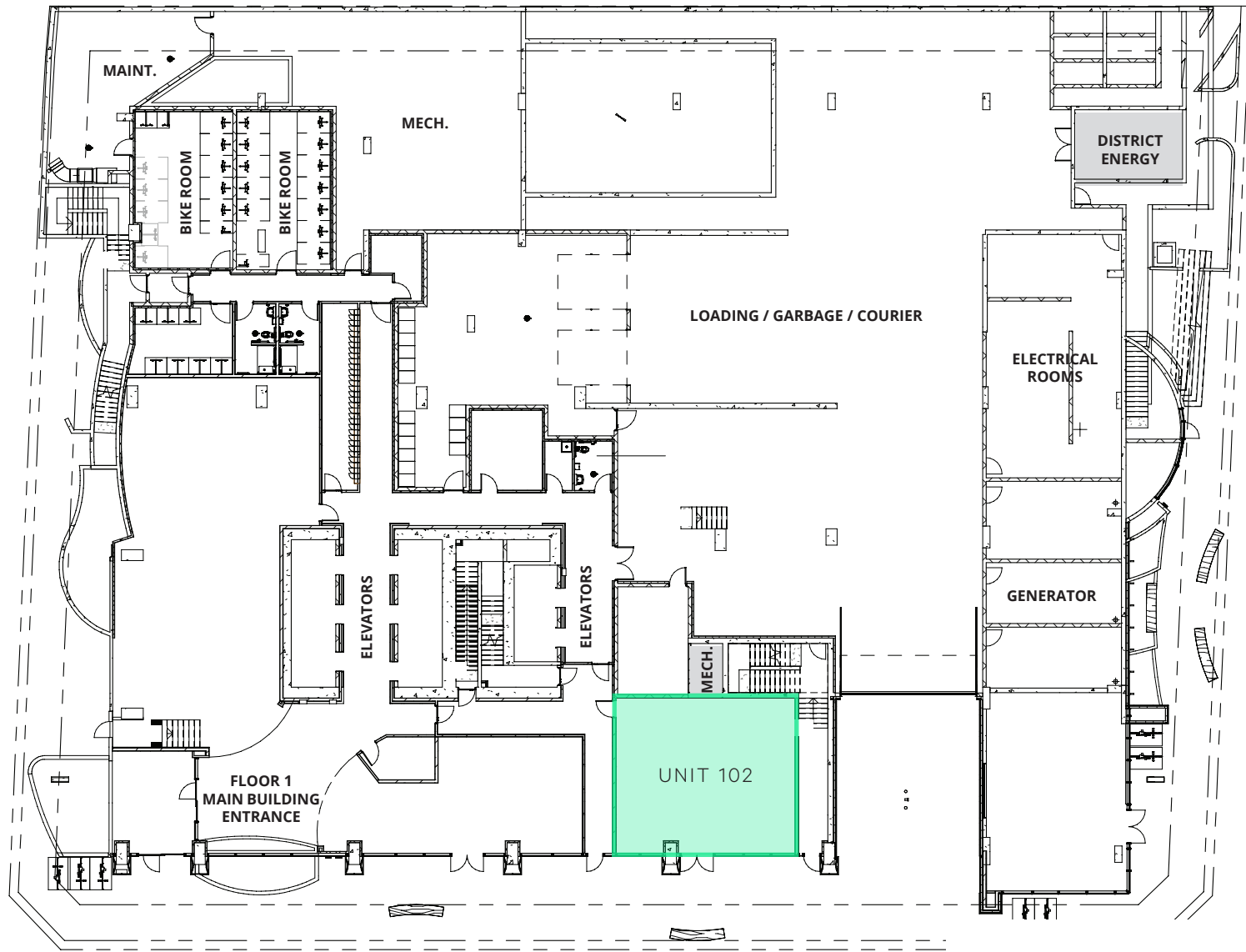


Located just a short walk of King George Skytrain Station



Brand-new unit in growing retail plaza

Floor plan not to scale. Subject to verification.



RETAIL LAYOUT



THE LOCATION

City Centre 4 is perfectly positioned in the heart of the Surrey City Centre and located in the vibrant Health & Technology District. Immediately adjacent to one of Canada's busiest hospitals and next to the newest UBC and Simon Fraser University campuses, as well as nearby to a variety of amenities including multiple hospitality and retail outlets.

A highly accessible and central location, the City Centre District is only minutes from King George Hub Skytrain Station and the Fraser Highway - King George intersection to Langley, allowing easy access to multiple transit options.



CAFES & RESTAURANTS

- 1 Browns Socialhouse
- 2 Mucho Burrito
- 3 Starbucks
- 4 Quesada Burritos & Tacos
- 5 Captain's Oven Pizza
- 6 Tim Hortons
- 7 Jollibee
- 8 Kinton Ramen
- 9 Waffle House Diner
- 10 Ruex Cafe and Bar
- 11 A&W Canada
- 12 Combine Cafe & Bar
- 13 White Spot
- 14 Nemesis Coffee



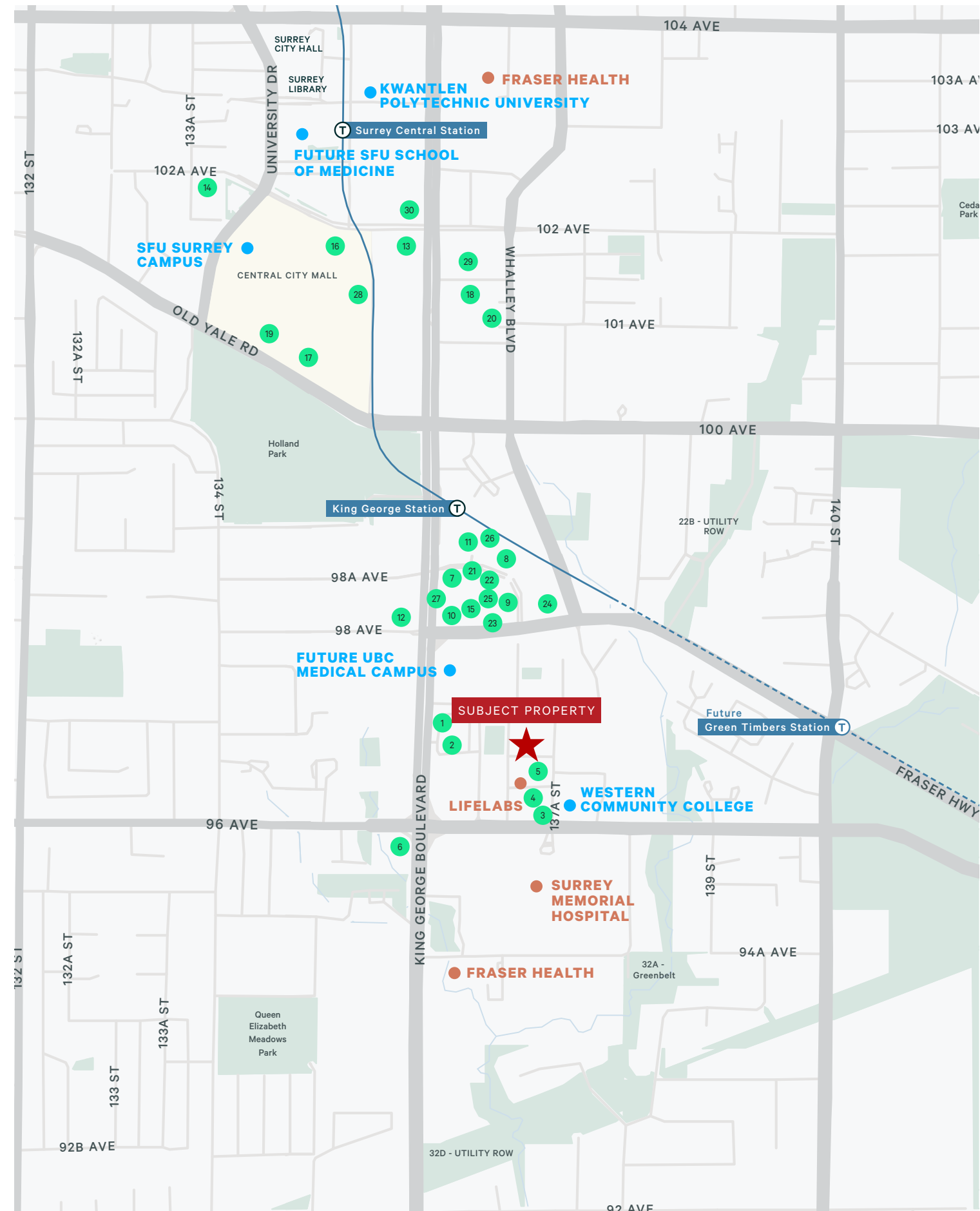
SHOPPING

- 15 Save-On-Foods
- 16 Walmart Supercentre
- 17 T&T Supermarket
- 18 Staples
- 19 The Brick
- 20 Habib Market
- 21 Bottleworks Liquor Store
- 22 Surrey E-bikes
- 23 Rexall



BANKING

- 24 BMO Bank of Montreal
- 25 TD Canada Trust
- 26 Coast Capital
- 27 BDC-Business Development Bank
- 28 Scotiabank
- 29 CIBC
- 30 RBC Royal Bank



CC4

UNIT 102 - 9686 137 STREET, SURREY, BC



CONTACT

ADRIAN BERUSCHI

PERSONAL REAL ESTATE CORPORATION

Senior Vice President, Retail Properties

adrian.beruschi@cbre.com

604 662 5138

CHLOE HAMELIN

Associate, Retail Properties

chloe.hamelin@cbre.com

604 662 5166

DAVID KNIGHT

PERSONAL REAL ESTATE CORPORATION

Partner, Sitings Realty

david@sitings.com

604 416 5581

CBRE

 **SITINGS**

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation, to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial; Environics Analytics; Microsoft Bing; Google Earth.