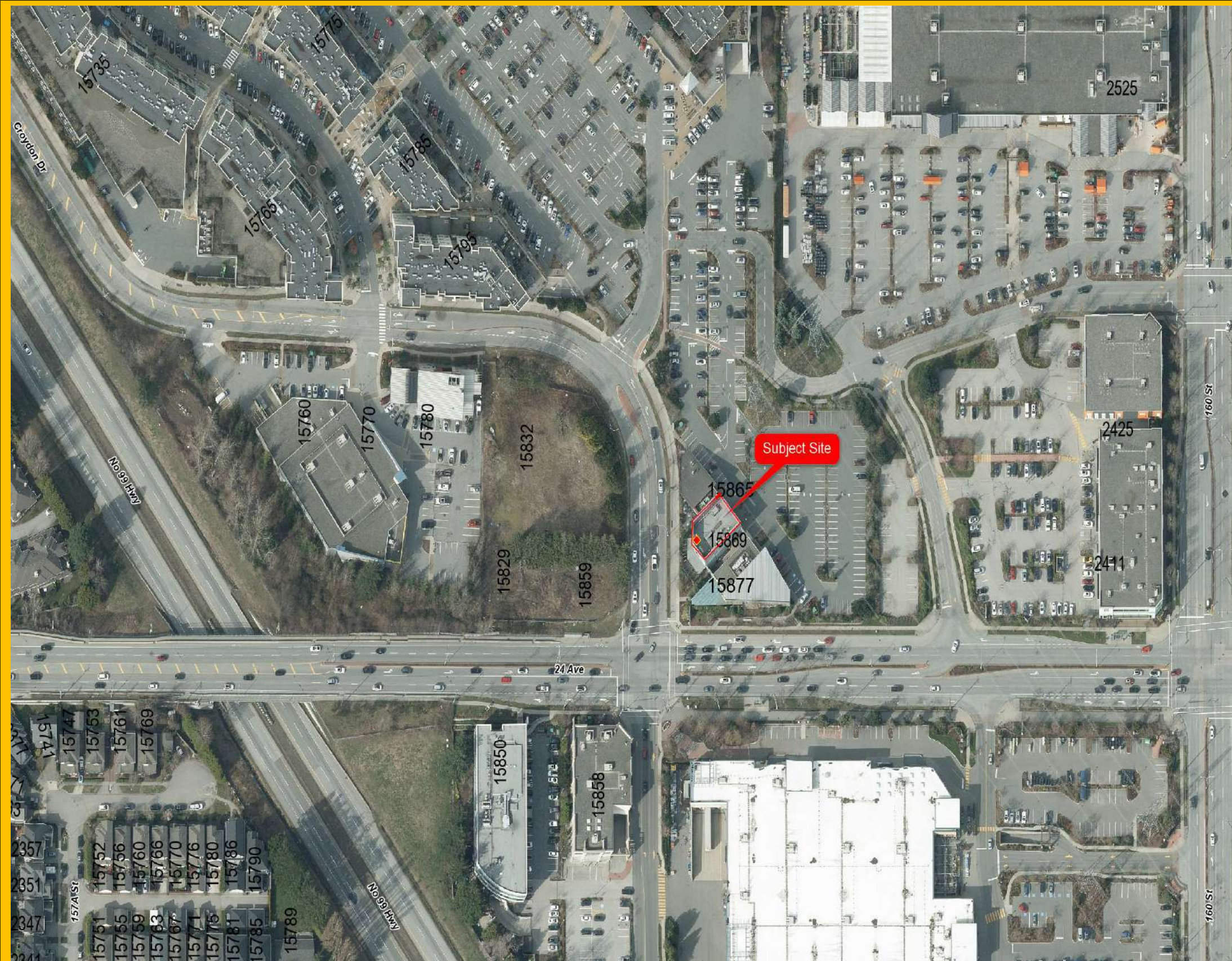


FOR SALE

Restaurant in Grandview Corners

Asking Price : \$580,000.00

- » **Size:** 3,448 SF
- » **Occupant Load:** 114 guests inside & 80 on a heated covered patio
- » **Lease Term:** 10 Years – Dec 30, 2033
- » **Basic Rent:** \$51.50 PSF PA [2026]
- » **Additional Rent:** \$16.85 PSF (Est. 2025)
- » **% Rent:** 10% of gross receipts over \$1.8M/year (capped at \$3.00 per sq. ft. per annum)
- » **Renewal Options:** 2x5 years each
- » **Parking:** Abundant shared parking



Praveen Bajaj PREC*, CCIM

* Personal Real Estate Corporation

(778) 858 0459

Pbajaj21@gmail.com

Century 21
COASTAL REALTY LTD.

Beautifully established full-service restaurant for Sale

Grandview Corners,
Surrey, BC

OPPORTUNITY

Located in a 393,281 sq. ft. shopping centre in the heart of South Surrey/White Rock's dominant retail hub, this prime retail space is surrounded by a vibrant and affluent mixed-use community. The centre features 457 strata residential condominium units, with approximately 4,500 new homes under application in the area, ensuring strong and growing consumer demand.

Benefits from high visibility, exceptional foot traffic, and a dynamic tenant mix in this sought-after location. Perfect for businesses looking to establish or expand in one of the region's most desirable retail destinations.

LOCATION

Strategically situated at the intersection of 24th Avenue and Croydon Drive in Surrey, BC, this premier retail location offers seamless access to major transportation routes. With proximity to King George Boulevard, Highway 99, and 152nd Street, the site provides excellent north, south, east, and west connectivity, ensuring convenient access for both local and regional traffic. This high-exposure location is ideal for businesses looking to capitalize on strong visibility and ease of access in a thriving commercial hub.

SITE PLAN



IMPORTANT NOTICE

Please do not disturb the operating business. All showings must be coordinated through the listing agent.

Neighboring Tenants

- | | |
|--|---|
| A202. Winners (31,286 sf) | F106. Mr. Greek Donair (1,046 sf) |
| B102. Kids&Co. (10,188 sf) | F108. Burb (1,250 sf) |
| B104. The Shoe Company (6,167 sf) | F110. Mink A. Chocolate Cafe (1,524 sf) |
| B106. CorLiving (4,994 sf) | F116. Co-Operators Insurance (1,045 sf) |
| B108. Olsen Europe (1,690 sf) | F118. Pokerrito (777 sf) |
| B110. RBC Financial (2,579 sf) | F120. Menchie's Frozen Yogurt (1,802 sf) |
| B111. Fashion Addition 14+ (1,818 sf) | G102. Sushi Castle (1,073 sf) |
| C101. Beyond Braces (2,563 sf) | G104. Menzou Ramen & Bubble Tea Bar (980 sf) |
| C102. Natalia Jewellers (1,217 sf) | G105. Jojo's Chicken Shack (892 sf) |
| C103. Lululemon Athletica (3,058 sf) | G106. Suki's (1,714 sf) |
| C104. Levi's (4,098 sf) | G107. Supplement King (1,432 sf) |
| C106. GAP Factory (8,091 sf) | G108. All Creatures Animal Hospital (2,527 sf) |
| C108. Banana Republic Factory (7,628 sf) | G110. Noodlebox (1,741 sf) |
| C109. Carter's OshKosh (5,551 sf) | H105. Wood and Tassel (4,075 sf) |
| C112. Everything Wine (12,667 sf) | H110. Heavenly Desserts (4,267 sf) |
| D101. SPMI Morgan Crossing (1,342 sf) | H115. RBC Royal Bank of Canada (4,452 sf) |
| D102. Roots (6,216 sf) | H120. Vancity Savings Credit Union (5,297 sf) |
| D104. La Vie en Rose (5,102 sf) | J102. Furniture Barn (27,806 sf) |
| D105. YIHE 42 Yoga (2,576 sf) | N100. Morgan Crossing Dental (1,326 sf) |
| D108. PetSmart (11,027 sf) | N101. WELL Health Medical Centres (8,951 sf) |
| E102. Thrifty Foods (38,871 sf) | N102. Dermalpore (1,728 sf) |
| E104. Morgan Heights Cleaners (577 sf) | N105. Golf Town (18,816 sf) |
| E106. La Lash and Beauty Bar (856 sf) | N110. Go Kids (5,052 sf) |
| E108. Hackney Nine (790 sf) | N112. My Empower Therapy (1,861 sf) |
| E110. Howard Clothing Co. (1,262 sf) | N116. Available (5,071 sf) |
| E114. Euro Tailors (767 sf) | N120. Fitness World (38,944 sf) |
| E116. Running Room (1,141 sf) | N126. Sports Medicine Clinic (1,567 sf) |
| E118. Blo Blow Dry Bar (805 sf) | N127. Starbucks (1,629 sf) |
| E120. Pure Nail Bar (824 sf) | N130. London Drugs (37,050 sf) |
| E122. Nest Essentials (1,078 sf) | N135. BMO Bank of Montreal (5,176 sf) |
| E124. Bailey Nelson (1,230 sf) | PAD1. Sammy J's Grill and Bar (4,258 sf) |
| E126. Skoah (922 sf) | PAD3. Ignite Pizzeria (2,594 sf) |
| E128. Muse Social Fashion House (1,191 sf) | PAD4. Spice Republic Indian Restaurant & Lounge (3,448 sf) |
| F101. Morgan Crossing Barber (585 sf) | PAD5. White Spot (5,584 sf) |
| F102. The Chopped Leaf (1,403 sf) | |
| F103. Shiny Tea (838 sf) | |
| F104. Chipotle (2,210 sf) | |
| F105. Saje Natural Wellness(834 sf) | |



DEMOGRAPHICS: 10 KMS Ring

15869 Croydon Dr, Surrey, British Columbia, V3Z 2J6 2
 Ring of 10 kilometers

Population	274,030 expected to reach 317,370 by 2025
Labour Force	140,609 with 23,959 being self-employed & 26,923 working from home
Households	88,557
Average Household Income	\$149,842.45

Food Spend Variables	Total Spend	Average Spend	Index
Food Spend All	CAS1,622,362,283.60	CAS18,319.98	121
Bought Stores	CAS1,015,088,486.57	CAS11,462.54	118
Bought Restaurants	CAS607,273,797.03	CAS6,857.43	128
Restaurant Meals	CAS564,763,082.16	CAS6,377.40	128
Dinner	CAS354,664,727.64	CAS4,004.93	128
Lunch	CAS179,185,227.17	CAS2,023.39	128
Breakfast	CAS30,913,127.35	CAS349.08	128
Restaurant Snack, Drinks	CAS42,510,714.87	CAS480.04	128

 **Source:** This infographic contains data provided by Environics (2024). Data Axle POI data updated 3 times per year. © 2025 Esri
 * Indicates the number of locations has reached the maximum.

