

FOR LEASE

KING GEORGE BOULEVARD & FRASER HIGHWAY, SURREY, B.C.

BTS RESTAURANT PAD IN HIGHLY SOUGHT-AFTER, TRANSIT-ORIENTED DEVELOPMENT



AT THE STATIONS

KING
GEORGE
HUB

PCI
DEVELOPMENTS

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Marcus & Millichap

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PROJECT DESCRIPTION

King George Hub is award-winning PCI Developments' latest transit-oriented community. The landmark mixed-use development anchors the south end of the rapidly evolving downtown core of Surrey, British Columbia's second largest city. Located directly adjacent to the King George SkyTrain Station (+/- 20,000 entry/exits), and home to the Coast Capital Savings Headquarters (+/- 700 employees) and Westland Insurance Head Office (+/- 400 employees), King George Hub benefits from a strong daytime population.

Offering approximately 160,000 SF of retail space, approx. 370,000 SF of "A" class office space, plus two residential towers comprising of 738 residential units in Phase B alone, King George Hub stands to become a flagship development of Surrey and Metro Vancouver.

BUILD-TO-SUIT RESTAURANT OPPORTUNITY - PHASE B

Availability:	6,887 SF
Possession:	12-18 months from binding deal
Traffic Counts:	<ul style="list-style-type: none">• 41,000 vehicles per day along King George Boulevard• 22,600 vehicles per day along Fraser Highway
Access/Egress:	<ul style="list-style-type: none">• Fully-signalized light on King George Boulevard & George Junction• Fully-signalized light on Fraser Highway & George Junction
Zoning:	CD Comprehensive Development Zone
OCP:	Central Business District
Operating Costs:	\$22.74 PSF (2022 estimate)
Asking Rates:	Please Contact Listing Agents



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KING GEORGE HUB, SURREY, B.C.

AREA OVERVIEW



Designated as Surrey's

Future Downtown Core



City Centre Population to

Double by 2041



Average Household Income within a 3KM Radius

\$90,447



City Centre Workforce to Grow

31,759 by 2041



\$12 Billion+

of New Construction in Surrey Over Past 10 Years

WALK SCORE
VERY WALKABLE

81*

TRANSIT SCORE
EXCELLENT TRANSIT

86*

BIKE SCORE
CYCLIST'S PARADISE

98*

*For more information on scores and methodology visit <https://www.walkscore.com/methodology>

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[Watch the King George Hub Video](#)

[Click Here for Project Website](#)



KING
GEORGE
HUB

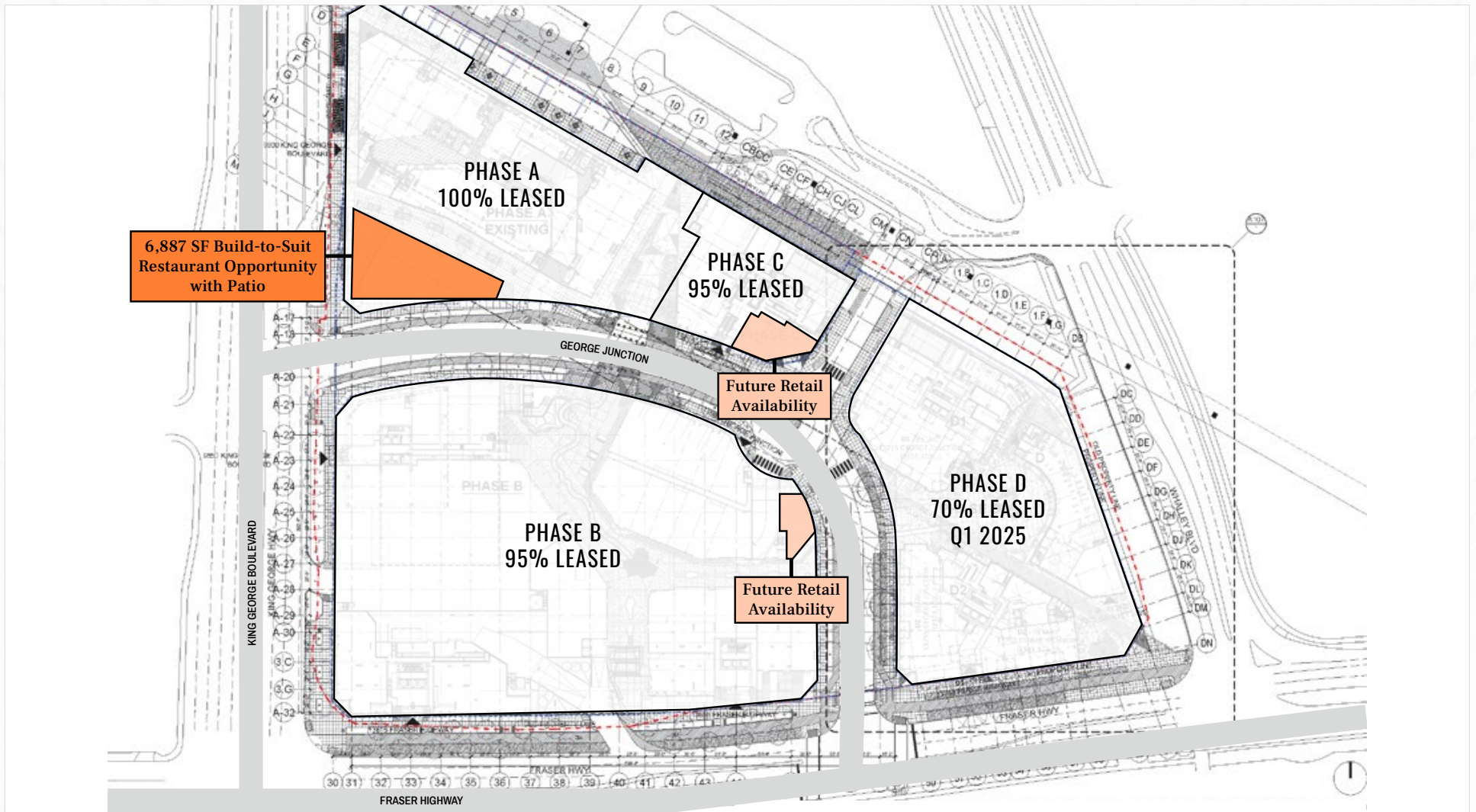


PHASE A - 100% LEASED
PHASE B & C - 95% LEASED
PHASE D - 70% LEASED

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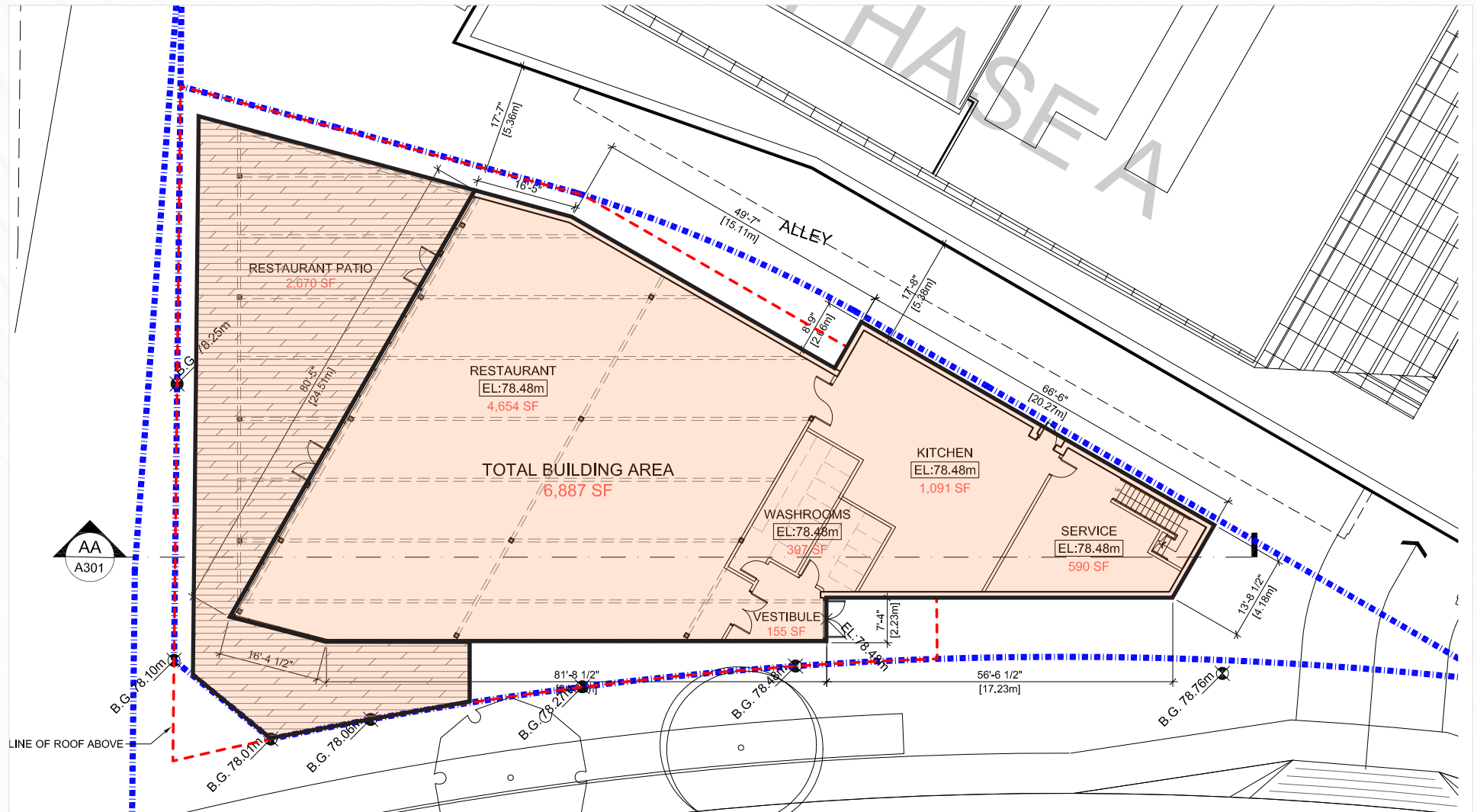
SITE PLAN - OVERALL



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KING GEORGE HUB, SURREY, B.C.

SITE PLAN - RESTAURANT PAD



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KING GEORGE HUB, SURREY, B.C.

KING GEORGE HUB PHOTOS / RENDERINGS



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KING GEORGE HUB, SURREY, B.C.

Demographics	1KM	3KM	5KM
Avg. Household Income	\$78,968	\$90,225	\$98,057
Est. 2025 Avg. Household Income	\$92,080	\$103,774	\$112,181
Total Population	17,059	115,390	237,364
Est. 2025 Total Population	18,641	119,678	244,268
Households	7,149	38,765	76,522
Est. 2025 Households	7,891	40,441	79,086

[Watch the King George Hub Time-lapse Rendering](#)



1. Subject Property

2. Gateway SkyTrain Station
3. Surrey Central SkyTrain Station
4. King George SkyTrain Station
5. Surrey City Hall

6. Simon Fraser University
7. Club16, RBC, Walmart, BMO, Shoppers Drug Mart, Winners, T&T, The Brick, Best Buy
8. London Drugs
9. Canadian Tire

10. Coast Capital
11. Canada Revenue Agency
12. Surrey Memorial Hospital
13. Jim Pattison Outpatient Care & Surgery Centre
14. RCMP "E" Division Headquarters

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