

FOR LEASE

Developed by:
WESGROUP

+/- 9,195 SF BUILD-TO-SUIT DAYCARE OPPORTUNITY

PACIFIC LINK INDUSTRIAL PARK

11959 103A AVE, SURREY, B.C.

JOIN:

LORDCO
AUTO PARTS



Donair
Affair

Quesada
Burritos • Tacos

LORDCO
AUTO PARTS

SUBJECT SITE



Donair
Affair

GRACE ROAD (+10,500 VPD)



Quesada
Burritos • Tacos

Burger King

SCOTT ROAD (+19,700 VPD)



Tim Hortons

103A AVENUE (+13,000 VPD)



TANNERY ROAD (+19,800 VPD)

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Marcus & Millichap

* Personal Real Estate Corporation

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OPPORTUNITY

Pacific Link by Wesgroup presents a rare opportunity to deliver a purpose-built, +/- 9,195 SF daycare within an emerging 83-acre mixed-use employment hub in North Surrey. Designed as a standalone build-to-suit facility on a 1.10-acre pad, the Subject Site offers the scale and flexibility required for modern childcare programming, outdoor play areas, and secure parent drop-off.

Situated minutes from the Scott Road SkyTrain station and Park & Ride, the location benefits from excellent regional connectivity and seamless access for commuting families. The surrounding neighbourhood is experiencing meaningful growth, supported by nearby residential projects such as Centurian, and anchored by high-traffic destinations like Central City Fun Park.

With a large daytime population, 24-hour employment activity, and limited childcare options in the immediate trade area, Pacific Link offers daycare operators an opportunity to establish a flagship location in a rapidly developing node with a highly captive customer base.

SALIENT DETAILS

Municipal Address: [11959 103A Avenue, Surrey, B.C.](#)

Zoning: [CD - Comprehensive Development](#)
(Daycare permitted but would require a zoning bylaw amendment for daycares larger than 8,000 SF)

Access/Egress: Right-In, Right-Out via 103A Avenue

Timing: 24-30 months
(12-18 months for receipt of BP from application date, +/- 12 months for construction)

Net Rent: Contact Listing Agents

Additional Rent: \$21.72 PSF (2026 est.)

Parking: 19 surface-level stalls with opportunity for additional stalls via adjacent lot

Preference will be given to operators with an established track record and existing locations. To support the Landlord's review process, please ensure all offers include a comprehensive business plan and operator overview.



HIGHLIGHTS



Build-to-suit daycare opportunity



Standalone facility on 1.10-acre pad



Located within an 83-acre, master-planned office, retail, and industrial community



Strong daytime population within 1 km, including major employers and shift-based operations



Excellent connectivity to SkyTrain, Park & Ride, and major regional arterials



Growing residential density supporting long-term childcare demand



31,079 residents within 5 minutes (projected +9.4% growth)



\$124,579 average household income (5-minute drive time)

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OVERALL SITE PLAN



PACIFICLINK

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DAYCARE SITE PLAN



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PROPOSED TEST FIT
9,195 SF



PACIFICLINK

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Demographics	5-Min Drive	10-Min Drive	15-Min Drive
2025 Avg. Household Income	\$124,579	\$119,943	\$125,920
2025 Total Population	31,079	234,701	601,250
% Population Change (2025-2030)	9.4%	9.4%	7.6%
2025 Households	8,225	77,563	192,612

LEGEND

1. **Subject Site:**
Lordco, Quiznos, Starbucks,
Freshslice, Burger King, Quesada
2. Tim Hortons, Triple O's
3. Chevron
4. Texcan
5. B.A. Robinson Co. Ltd.
6. Victaulic
7. Frito-Lay
8. Canpar Express
9. PODS
10. Marathon Hardware
11. Van Isle Water, Quantum
Lifecycle Partners
12. Pacific Coast Express
13. Proax
14. Williams Machinery
15. M-O



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