

FOR LEASE | CEDAR POINT

603 SF GROUND FLOOR OPPORTUNITY

FRASER HEIGHTS VILLAGE CENTRE, SURREY, B.C.



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OPPORTUNITY

Cedar Point is located in the Fraser Heights Village Centre at 10833 160 Street (the 'Subject Property'), situated in the heart of the upscale Fraser Heights community of Surrey, BC. The grocery-anchored retail node is ideally positioned on the NW and NE corners of 160th Street and 108th Avenue, catering to the local community.

Major nearby retailers include Nesters Market, Scotiabank, Popeyes Chicken, A&W, Oxygen Yoga, and Tim Hortons. Unit 603 (the 'Subject Premises') represents an excellent opportunity to join national retailers in a sought-after and growing community.

HIGHLIGHTS



Major Nearby Retailers Including:
Nesters Market, Scotiabank, and Tim Hortons



Ground Floor Retail Unit Available
603 SF (Gross Leasable Area)



Centrally Located in the
Upscale Community of Fraser Heights



Average Household Income (5-Min Drive)
\$151,045



SALIENT DETAILS

Municipal Address: [10833 160 Street, Surrey, B.C.](#)

Gross Leasable Area: 603 SF

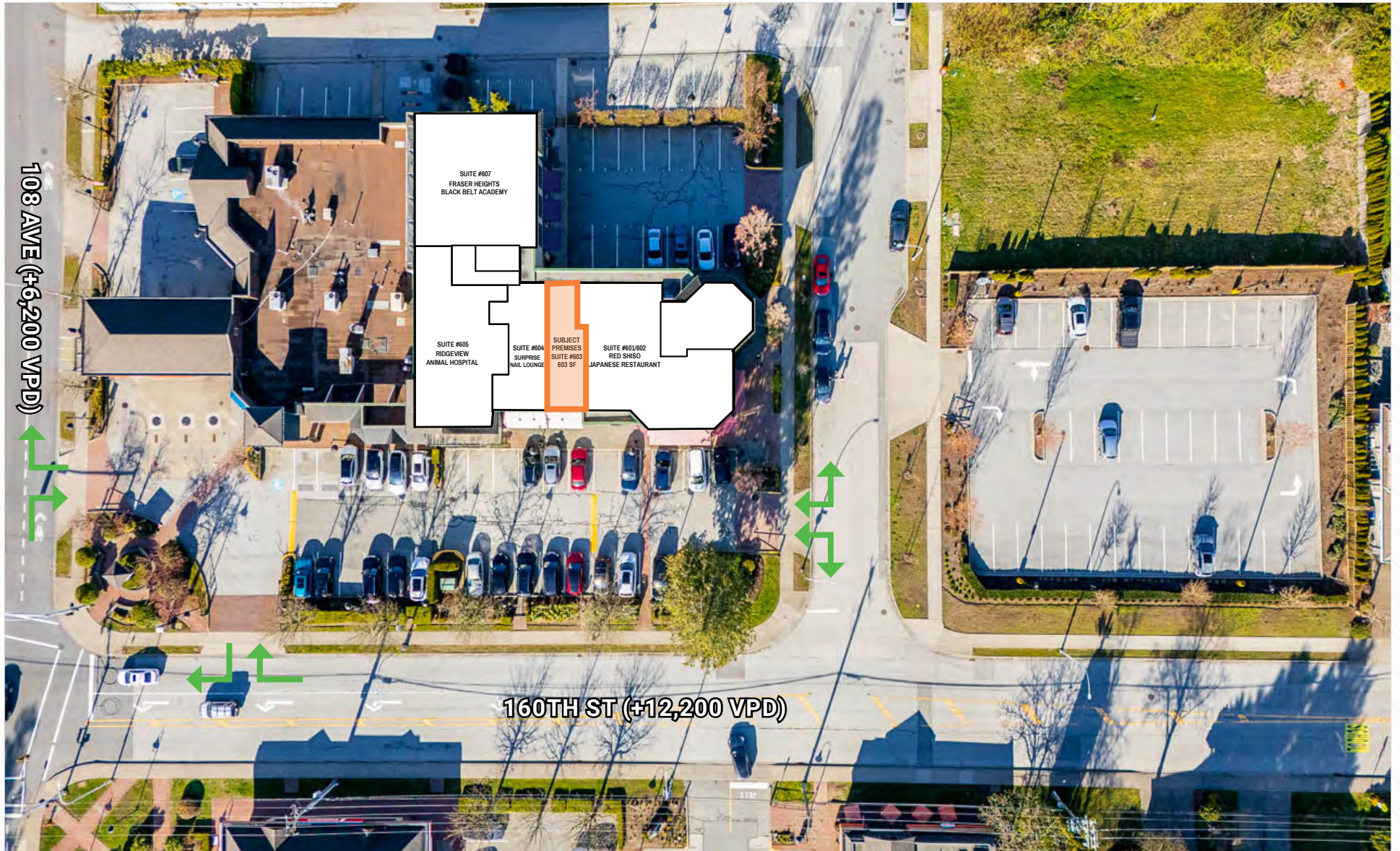
Timing: Immediate

Access/Egress: All access along 108 Avenue and 160 Street

Additional Rent: \$20.89 (2026 est.) *Exclusive of Management Fee

Asking Rent: Contact Listing Agents

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Marcus & Millichap

1100 - 1111 West Georgia Street
 Vancouver, BC V6E 4M3
 T (604) 638-2121

DEMOGRAPHICS	5 MIN DRIVE	10 MIN DRIVE	15 MIN DRIVE
POPULATION	39,786	229,909	736,166
HOUSEHOLDS	11,457	71,113	234,154
AVG. HOUSEHOLD INCOME	\$151,045	\$131,739	\$136,784
DAYTIME POPULATION	27,625	203,202	624,165
POP. GROWTH (2025-2030)	11.90%	10.10%	9.00%



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