

FOR LEASE

19228 36 Ave, Surrey, B.C.



Willowbrae
ACADEMY

19228

ROOFTOP
PARKING

11,460 SF
Available Via 2nd Floor

1,028 - 10,746 SF
Ground Floor Opportunities

14,440 - 49,697 SF
Available For Sports
& Recreation

Up To 140,000 SF
Available For
Warehouse Space
Plus Mezzanine

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OPPORTUNITY

Pollyco Summit (the "Development") offers retailers and service providers a rare chance to secure space in Campbell Heights. The Development includes small format CRUs for food, convenience, and service uses, premium second floor opportunity ideal for fitness and up to 50,072 SF for quasi-retail suited for indoor sports and recreation. Tenants benefit from excellent accessibility and both ground level and rooftop parking connected by a dedicated skybridge. The Development will include a fully integrated 23,000 SF daycare (Willowbrae), alongside complementary service and retail uses that will drive strong daily traffic in a market with limited retail supply.

SALIENT DETAILS

Address: [19228 36 Avenue, Surrey, B.C.](#)

Unit Configurations:

| | |
|------------------------------------|---------------------------|
| Ground Floor Retail: | +/- 1,028 SF - 10,746 SF |
| 2nd Floor Office / Fitness: | +/- 11,460 SF |
| Indoor Recreation: | +/- 14,537 SF - 50,072 SF |

Timing: Q3 2027

Asking Rents: Contact Listing Agents

Additional Rent: Contact Listing Agents

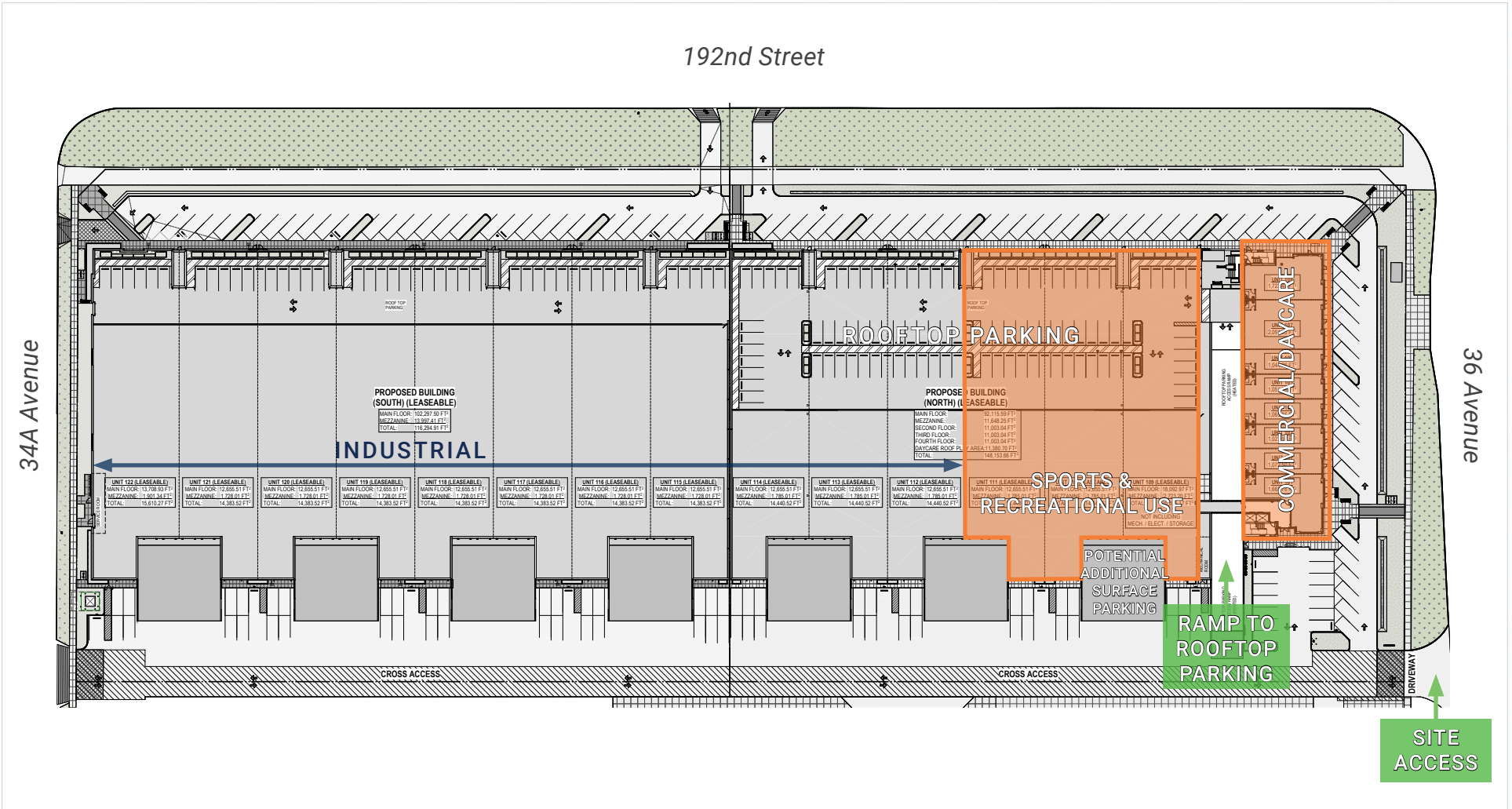
Zoning: [Industrial Business Park \(IB1\)](#)



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PROJECT OVERVIEW

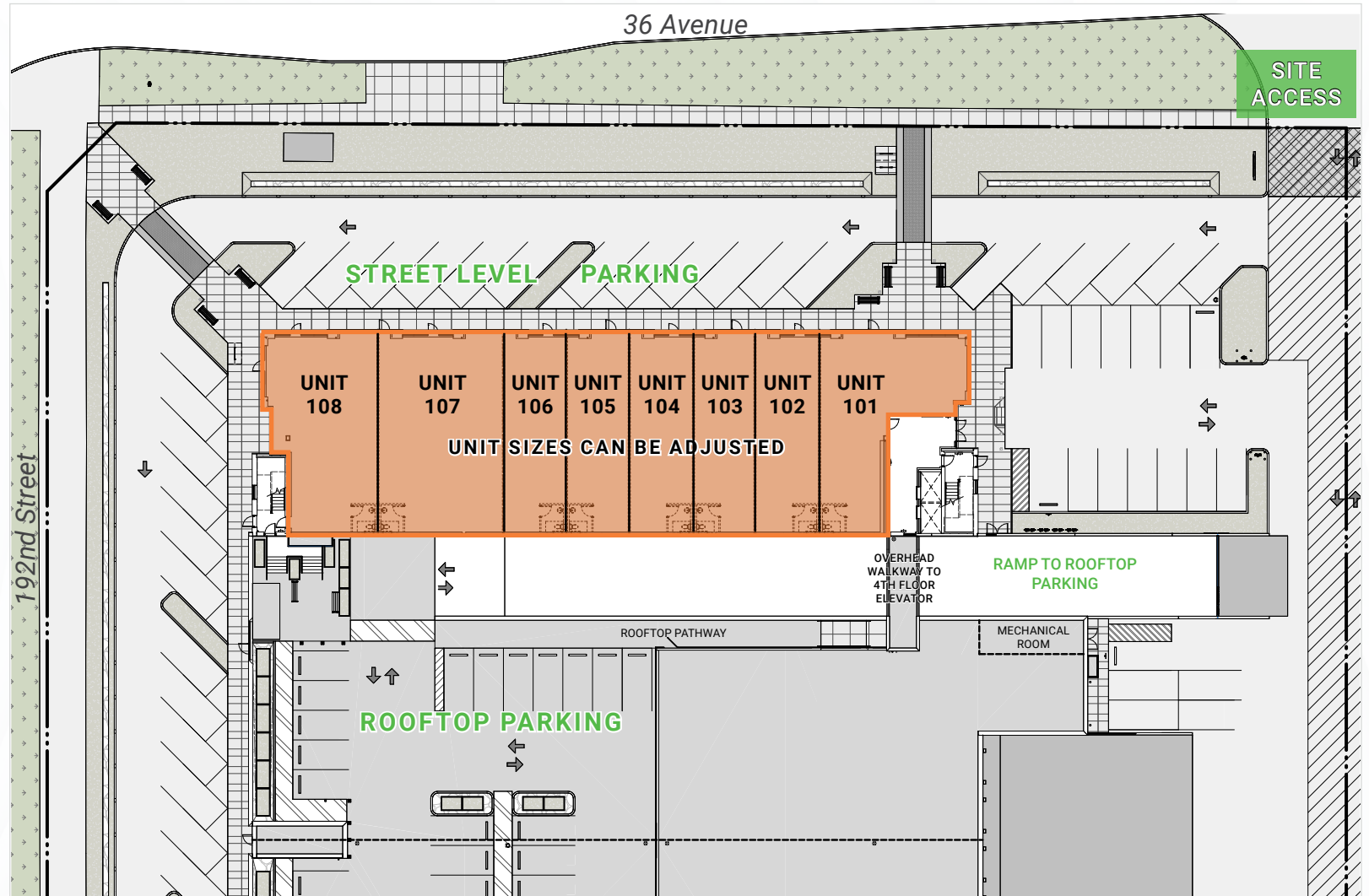


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GROUND FLOOR RETAIL: 1,028 - 10,746 SF AVAILABLE

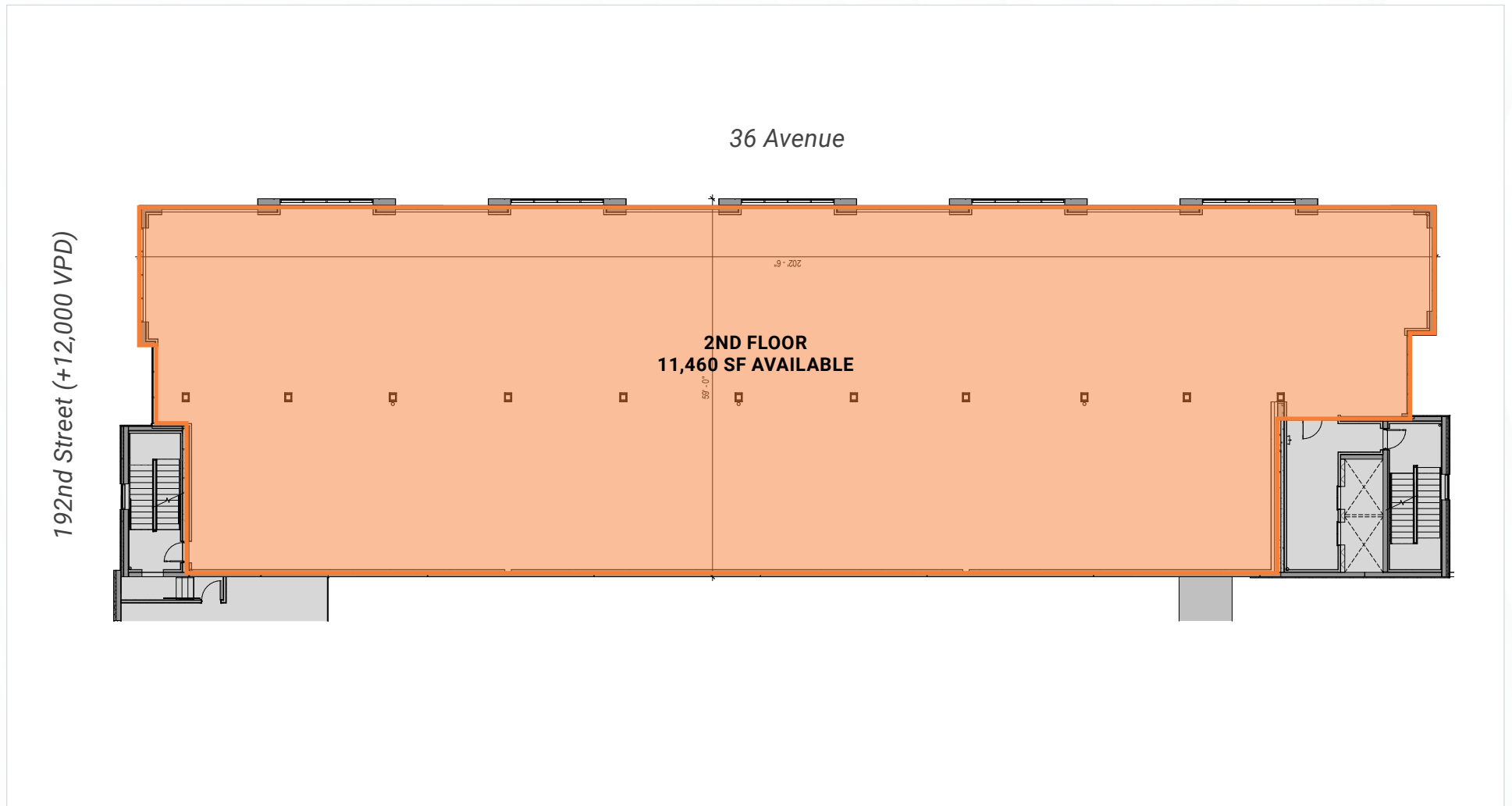
| UNIT | SIZE (SF) |
|--------------|------------------|
| Unit 101 | 1,670 SF |
| Unit 102 | 1,073 SF |
| Unit 103 | 1,028 SF |
| Unit 104 | 1,066 SF |
| Unit 105 | 1,052 SF |
| Unit 106 | 1,044 SF |
| Unit 107 | 2,091 SF |
| Unit 108 | 1,722 SF |
| Total | 10,746 SF |



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2ND FLOOR OFFICE/FITNESS: 11,460 SF AVAILABLE



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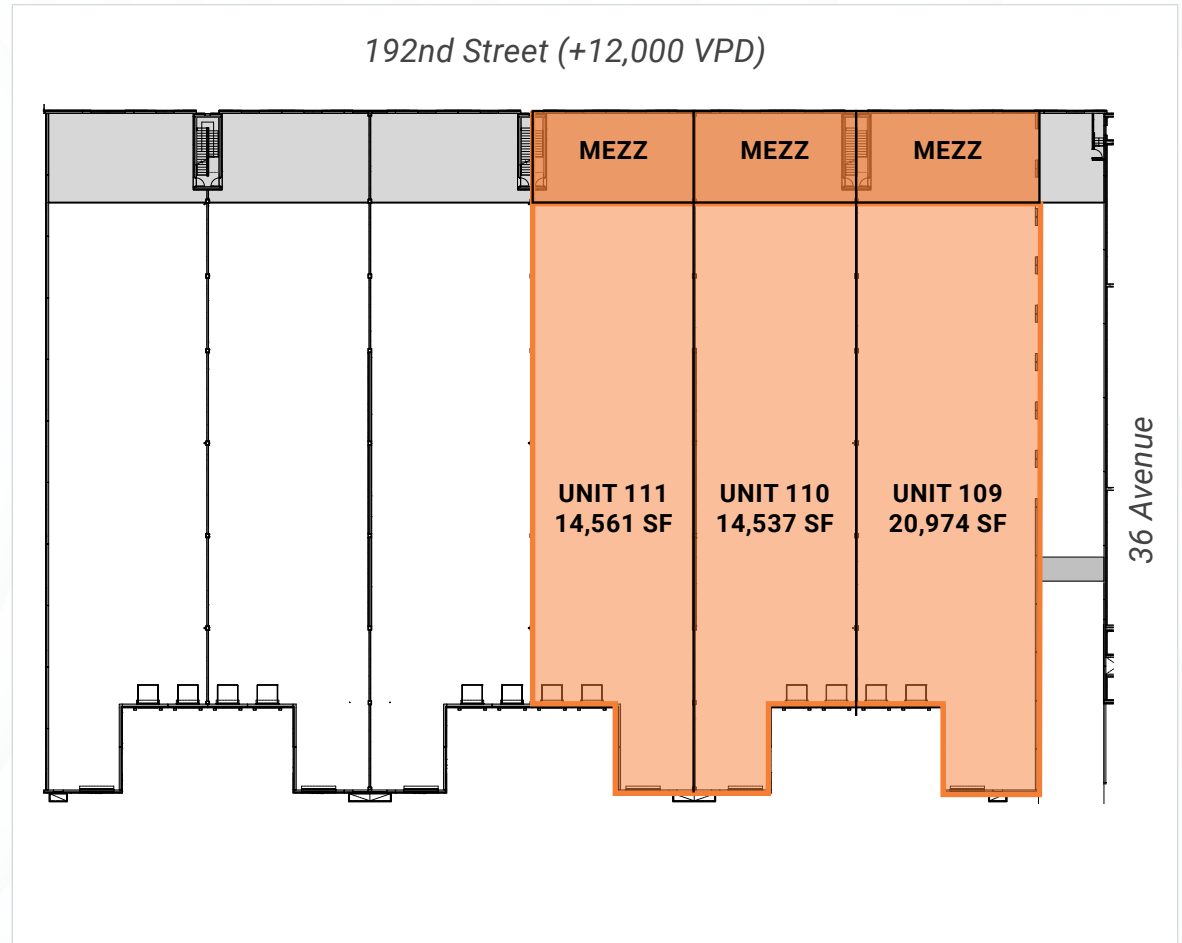
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GROUND FLOOR WAREHOUSE/SPORTS & RECREATION: 14,537 - 50,072 SF AVAILABLE

Indoor Recreation - Pollyco Summit provides recreation operators with a rare opportunity to secure large format, 32'+ ceiling height space in the heart of Campbell Heights. With up to approximately 50,072 SF square feet available and one of the highest parking ratios in the market, the Development is ideal for courts, rinks, studios, and similar active uses. Ground level and rooftop parking ensure easy access for participants and visitors. The Development also features a fully operational daycare alongside complementary service and food uses, creating natural synergies for families and active users seeking convenience and accessibility.

| UNIT | GROUND FLOOR (SF) | MEZZANINE (SF) | TOTAL LEASABLE AREA (SF) |
|-------------------------|-------------------|----------------|--------------------------|
| Unit 109 | 18,213 | 2,761 | 20,974 |
| Unit 110 | 12,775 | 1,761 | 14,537 |
| Unit 111 | 12,775 | 1,786 | 14,561 |
| Total Contiguous | 43,764 | 6,308 | 50,072 * |

| SALIENT DETAILS | |
|-------------------|---------------------------|
| • Zoning: | IB-1 |
| • Ceiling Height: | 32' ** |
| • Loading: | 2 dock & 1 grade per unit |



*Contact listing agents for additional sizing options.

**Potential to obtain higher clearance if required.

| 2025 Demographics | 5 Min Drive | 7 Min Drive | 10 Min Drive |
|-----------------------------|-------------|-------------|--------------|
| Average Household Income | \$155,566 | \$158,996 | \$147,504 |
| Total Daytime Population | 18,755 | 28,978 | 101,919 |
| Total Population | 7,300 | 19,477 | 98,867 |
| Total Households | 2,507 | 6,496 | 34,142 |
| Population Growth 2025–2030 | 23.50% | 16.40% | 11.80% |
| Total Households 2030 Est. | 3,197 | 7,583 | 37,917 |
| Household Growth 2025–2030 | 27.52% | 16.73% | 11.06% |



SUBJECT SITE



GRANDVIEW HEIGHTS

CAMPBELL HEIGHTS

FERNRIDGE



ROOFTOP
PARKING

36 Avenue (+ 4,700 VPD)

192nd Street (+ 12,000 VPD)

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