

FOR SALE

# ABBY LANE HEALTH CENTRE

15331 16TH AVENUE | SURREY, BC



**CODY BUCHAMER**

Personal Real Estate Corporation  
Associate Vice President  
604 608 5999  
cody.buchamer@cushwake.com

**ETHAN REGAN**

Associate  
604 902 4649  
ethan.regan@cushwake.com





FOR SALE

# ABBY LANE

## HEALTH CENTRE

### OPPORTUNITY

Abby Lane Health Centre, located in the heart of Semiahmoo Town Centre, provides top-tier medical office space. It is directly connected to 183 seniors strata condominiums and rental units within the residences of Abby Lane. This highly desirable medical office building is less than 500 meters from Peace Arch Hospital and is surrounded by retirement homes, care facilities, and residential neighborhoods. The area is experiencing significant redevelopment, blending commercial and residential spaces for a vibrant community.

The Property presents a rare opportunity for investors to acquire a well-positioned asset in a rapidly expanding, health-conscious, and demographically aligned market.

### SALIENT DETAILS

<b>ADDRESS</b>	15331 16 Avenue, Surrey
<b>LOCAL AREA PLAN</b>	Land Use: Mid-Rise Mixed-Use Plan Area: Semiahmoo Town Centre
<b>COMMERCIAL AREA</b>	32,266 SF
<b>PRICING</b>	Contact Listing Agents

### DEMOGRAPHICS

<b>CURRENT POPULATION</b>	78,545
<b>DAYTIME POPULATION</b>	69,094
<b>AVERAGE HOUSEHOLD INCOME</b>	\$126,767



### INVESTMENT HIGHLIGHTS



Conveniently located at the intersection between Surrey and White Rock, 11-minute drive to the Peace Arch border crossing, and direct access to transit.



Close proximity to Semiahmoo Shopping Centre, Pearce Arch Hospital, pharmacy, physiotherapist, medical laboratory, cafés, and supermarkets



Stable, affluent demographic with consistent local demand



Meets growing demand for aging-in-place solutions with a combination of healthcare services and senior housing on-site



Almost zero competitive inventory in the area



Robust demand from current tenants and surrounding medical community



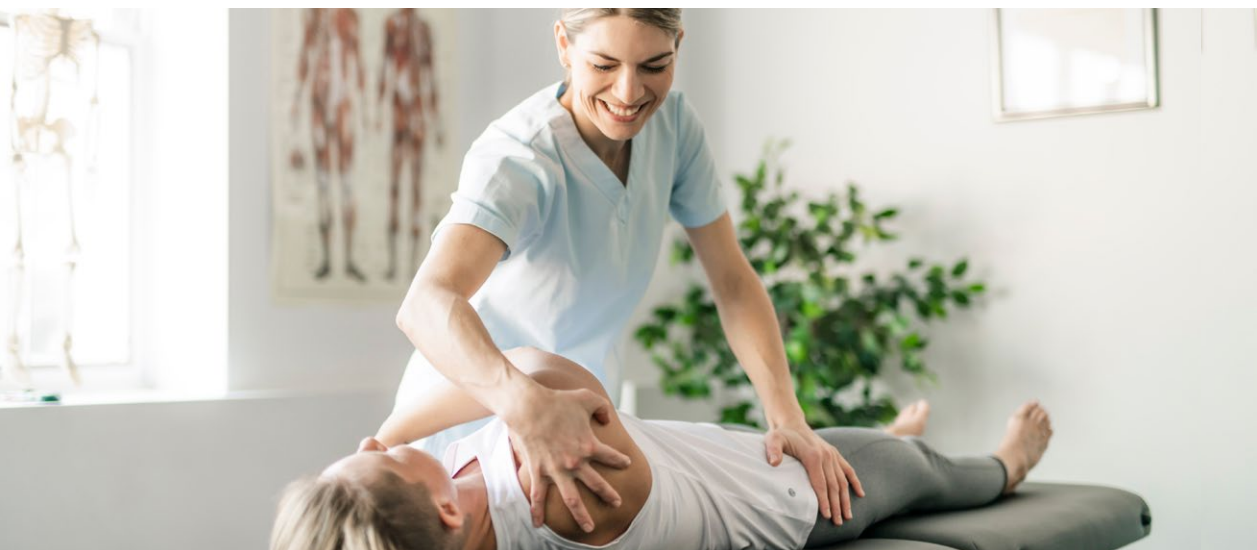
Government Support for Healthcare Infrastructure





## UNIT DETAILS

TENANT	UNIT	AREA SF
Puretone Hearing Clinic	101	1,080
Everbean Cafe	106	748
Rexall Pharmacies	107	5,757
LifeLabs	120 & 121	2,508
Hilltop Medical Clinic	200 & 201	12,404
Allied Physiotherapy Health Group	301	996
Dr. Sundeep Thinda Professional Psychology	302	694
Allied Physiotherapy Health Group	303	1,987
Against the Grain Registered Massage Therapy	310	626
Home Care Assistance	352	588
<b>TOTAL LEASED</b>		<b>27,388</b>
Vacant	102	1,603
Vacant	305	746
Vacant	306	996
Vacant	307	839
Vacant	308	694
<b>TOTAL VACANT</b>		<b>4,878</b>
<b>TOTAL AREA</b>		<b>32,266</b>





# NEARBY AMENITIES

## Major Banks:

1. RBC Royal Bank
2. BMO
3. TD
4. CIBC

## Financial Advisors & Services:

5. Edward Jones
6. DWR Financial Services
7. Prospera Credit Union

## Drug stores:

8. Rexall
9. Shoppers Drug Mart
10. Pharmasave
11. Shayona Pharmacy
12. 49TH Parallel Pharmacy
13. Alive Health Centre

## Health Care Practitioners:

14. Peace Arch Hospital,
15. Hilltop Medical
16. White Rock Naturopathic Clinic
17. Primary Care Access Clinic

## Groceries:

18. Save-On-Foods
19. Sungiven Foods
20. Nature's Fare Markets
21. White Rock Farmer's Market

## Liquor:

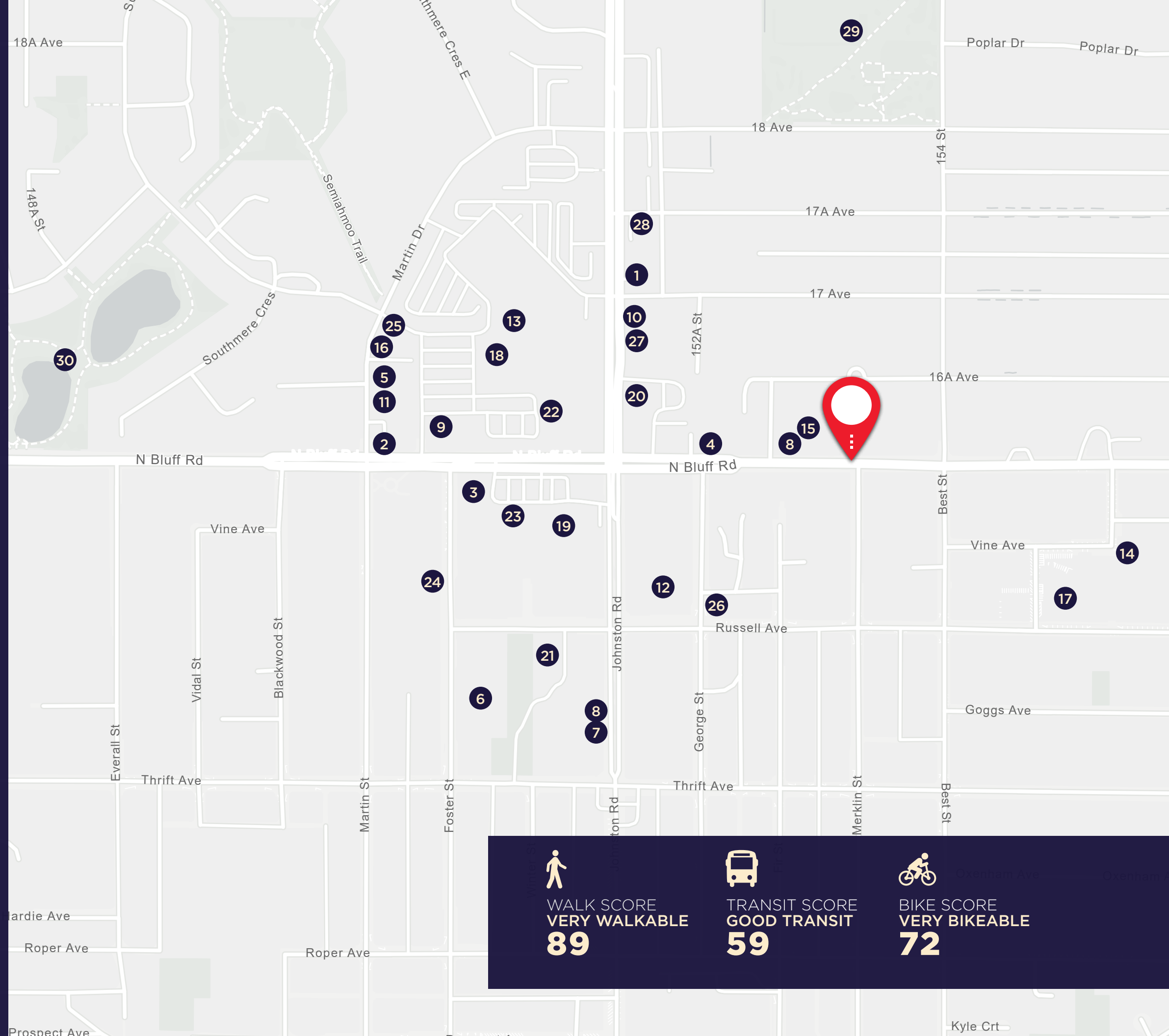
22. BC Liquor Store
23. White Rock Liquor Store

## Legal Services:

24. Grewal Litigation
25. Tater Law Group
26. DKS Legal & Notary Services
27. BKS Law

## Community:

28. Rialto Twin Theatres
29. Bakerview Park
30. Southmere Village Park



WALK SCORE  
VERY WALKABLE  
**89**



TRANSIT SCORE  
GOOD TRANSIT  
**59**



BIKE SCORE  
VERY BIKEABLE  
**72**

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#1200 - 700 West Georgia Street,  
Vancouver, BC V7Y 1A1 / 604 683 3111 /  
cushmanwakefield.ca

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