

DISTRICT 128

RETAIL SPACE FOR LEASE

7880 128 STREET, SURREY BC

 CUSHMAN &
WAKEFIELD

PROPERTY OVERVIEW

Located in the heart of Surrey, District 128 Business Park at 7880 128th Street will feature approximately 300,000 square feet of retail CRU space for lease and strata office space available for purchase. Designed to become a best-in-class business hub for Surrey and the surrounding communities, it is set to be ready for occupancy by Q1 2027. Strategically positioned in a growing, family-friendly neighborhood, the development is surrounded by residential homes, parks, and local businesses, making it an attractive option for both families and young professionals.

PROPERTY HIGHLIGHTS



**Breaking
Ground**
in Q4 2024

Occupancy
Q1 2027



**Conveniently
located near
major
transportation
routes,**
including the
Trans-Canada
Highway
(Highway 1) and
King George Blvd,
providing easy
access to other
parts of Metro
Vancouver



**Situated near
numerous parks,**
including the
expansive
Bear Creek Park,
offering walking
trails, sports fields,
and picnic areas

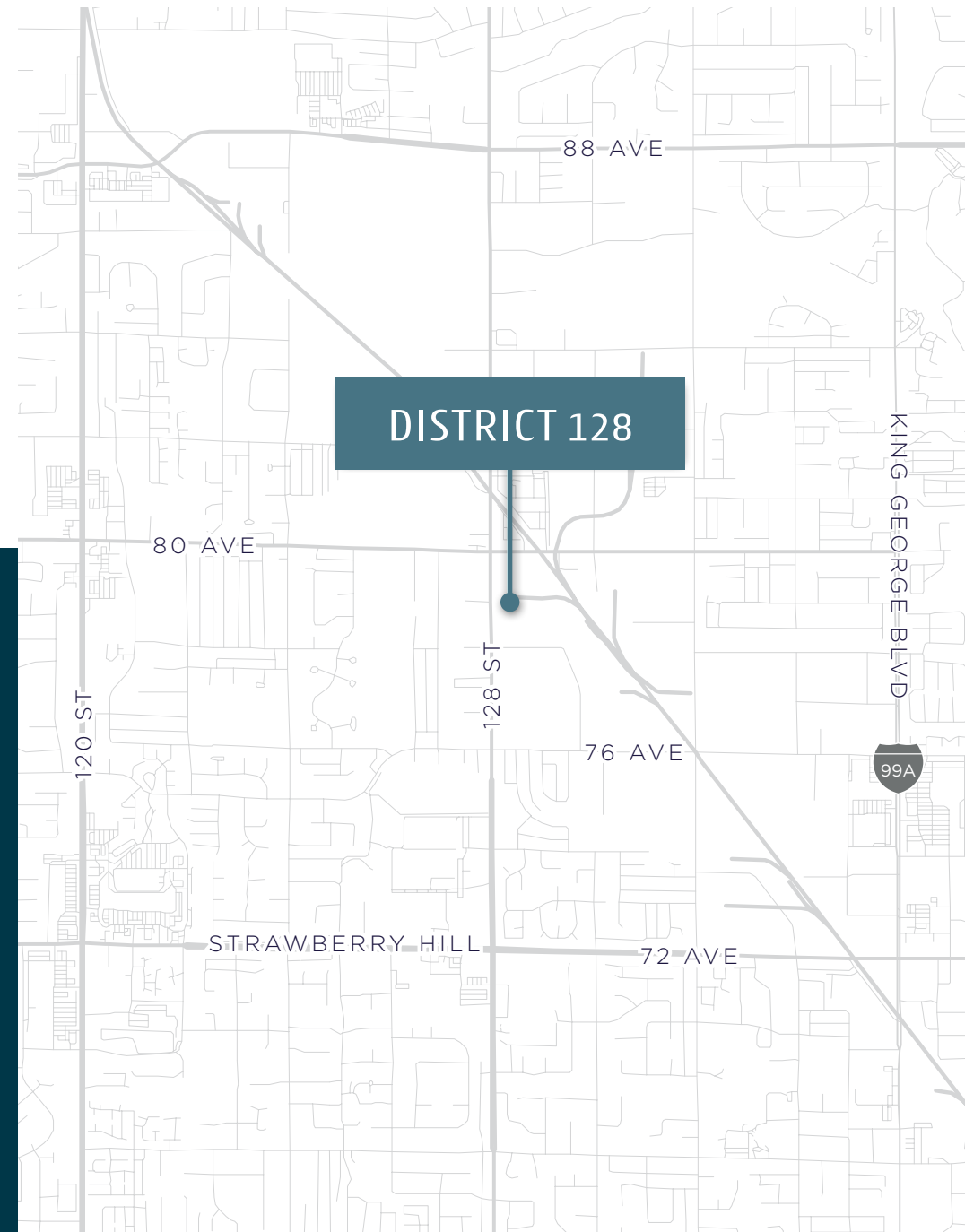


LOCATION

Located south of the Fraser River, Surrey is a vibrant, rapidly growing city bordered by Delta to the west, Langley Township to the east, and White Rock to the south. Known for its diverse communities and balance of urban and natural environments, it's a desirable place to live, work, and play. With over 500,000 residents, Surrey is one of British Columbia's largest cities, offering a rich array of amenities, parks, schools, and cultural attractions.

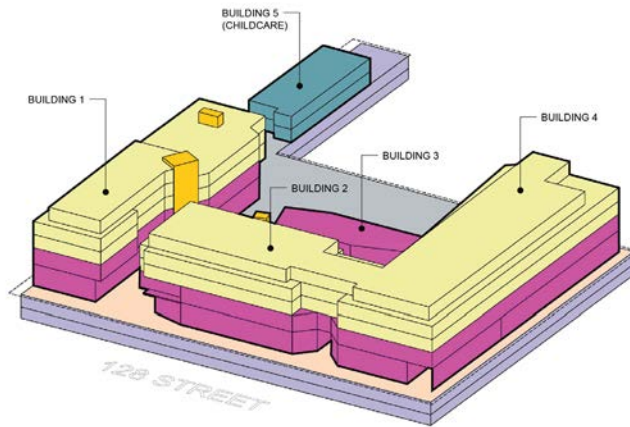


| DEMOGRAPHICS | 1 K M | 3 K M | 5 K M |
|-----------------------------------|-----------|-----------|-----------|
| Household Population | 5,136 | 114,257 | 289,254 |
| Daytime Population | 13,249 | 102,607 | 215,331 |
| Projected Annual Growth (5 years) | 0.7% | 1.0% | 2.6% |
| Median Age | 33 | 35 | 36 |
| Average Household Income | \$134,367 | \$125,164 | \$130,613 |



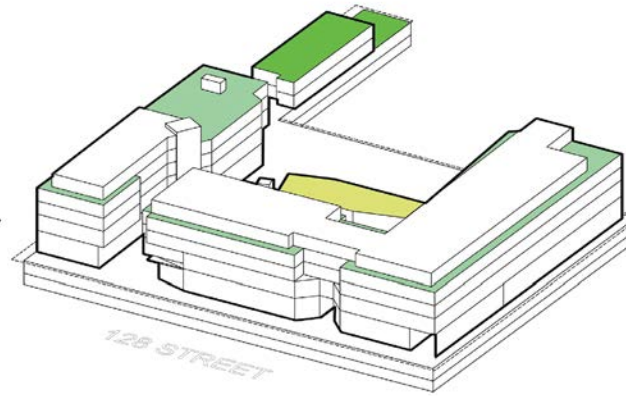
SITE OVERVIEW

AREA PROGRAMMING



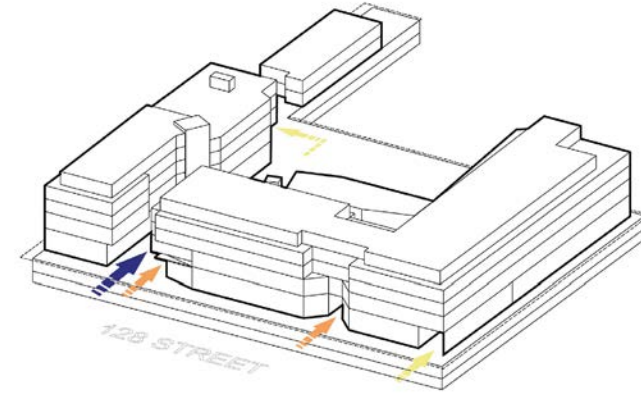
- COMMERCIAL RETAIL UNITS
- OFFICE
- VERTICAL CIRCULATION
- CHILD CARE
- PARKADE
- SURFACE PARKING

GREEN AREAS



- GREEN ROOF
- OFFICE- OUTDOOR AMENITY
- CHILD CARE- PLAY AREA

ACCESS



- VEHICULAR ENTRY TO SITE
- PEDESTRIAN ENTRY THROUGH BREEZEWAY
- ENTRY TO PARKADE

ORGANIZATION OF AREAS

- Commercial retail units are proposed on the first two storeys of 4 buildings designed along 128 street and around centrally landscaped plaza
- Offices are proposed on 3rd to 5th floors and have multiple centrally located cores
- Childcare building is proposed in the panhandle portion of site for secure & distinct placement
- Surface parking is adorned with specialty paving & interesting landscaped pockets
- All other parking needs, amenities & utilities are met in underground parkade

GREEN AREAS

- There are multiple landscaped spaces being proposed:
 - Landscaped central plaza
 - Rooftop amenity spaces available to the office users
 - Outdoor play area for childcare on Level-1 and rooftop
- The green roof proposed for building-3 which provides visual respite to the office users in buildings 1, 2 & 4

ACCESS TO SITE

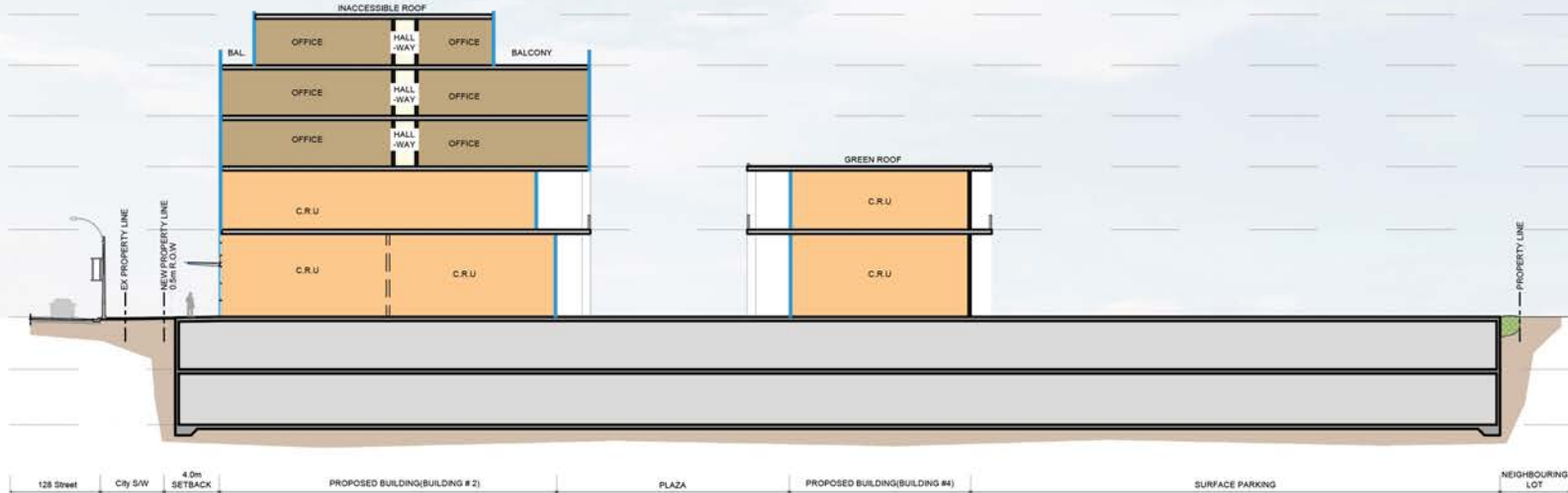
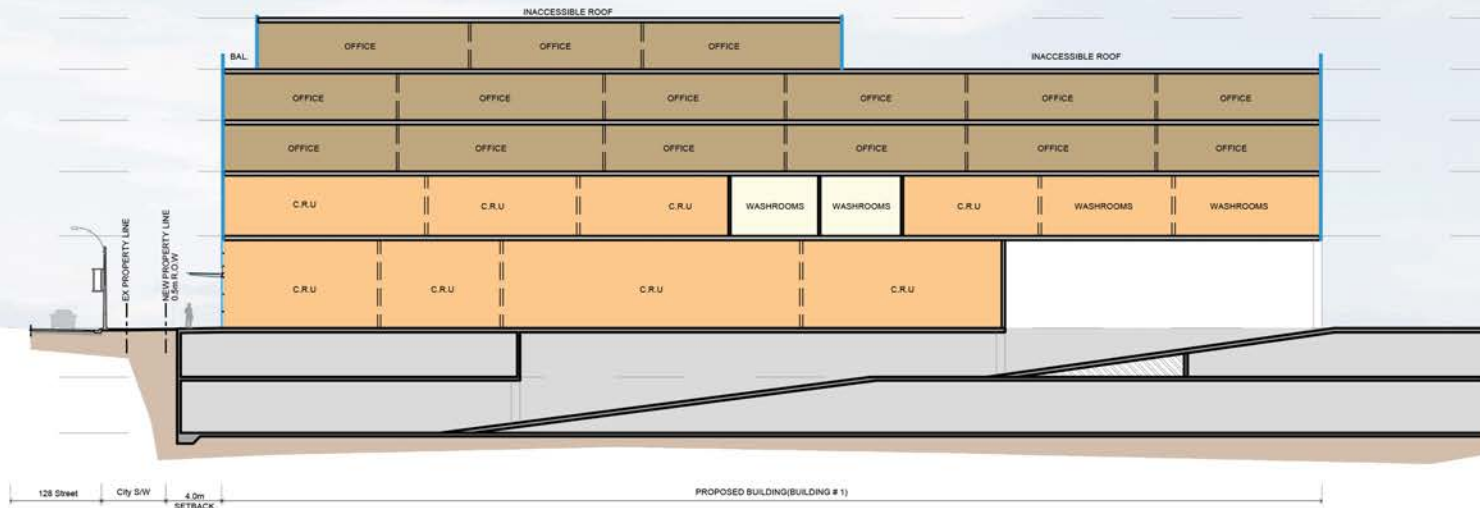
- Level-1 retail units have access directly from 128 street and centrally located landscaped plaza
- 2nd storey retail stores are accessed through open walk way connecting all the commercial buildings proposed
- Offices are accessed via centrally located cores
- Childcare building has secure drop-off parking and wide pedestrian entrances

FLOOR PLAN 1



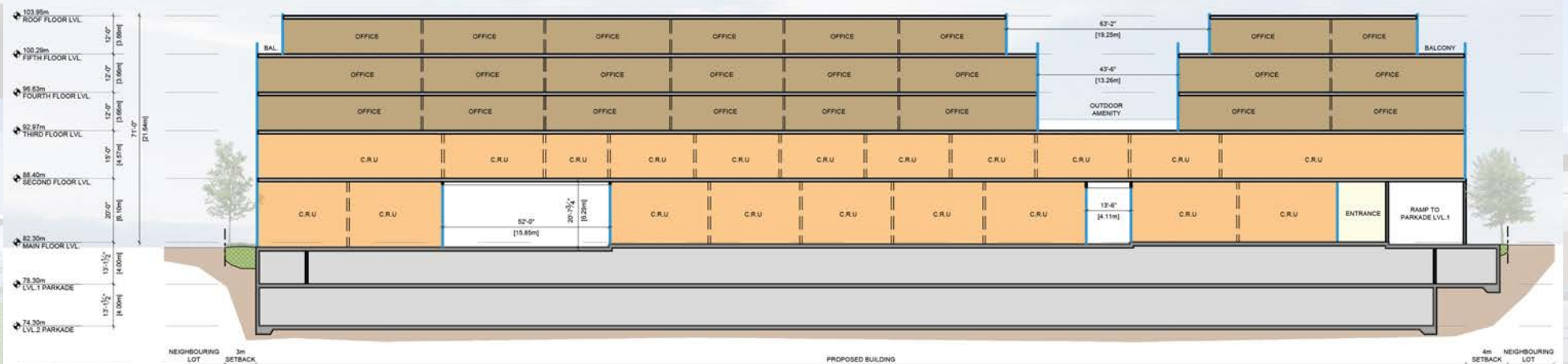
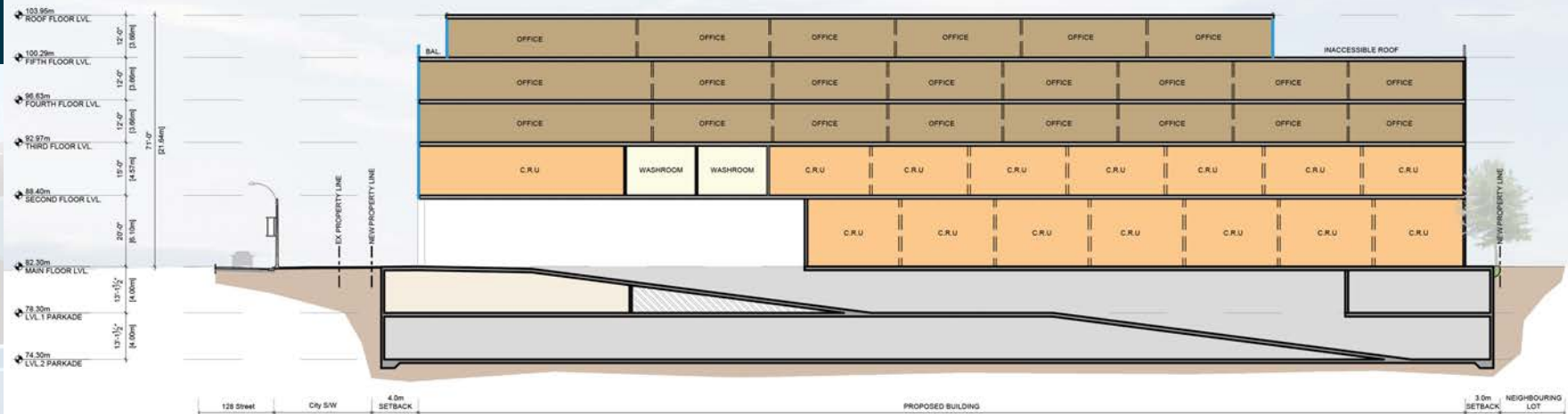
STACKING PLAN¹

DISTRICT 128



STACKING PLAN 2

DISTRICT 128





DISTRICT 128



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