



# FOR LEASE

## 15148-15168 FRASER HIGHWAY

### SURREY, BC

915 SF UP TO 3,916 SF



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**AVAILABLE AREAS**

Unit 15160 - 915 SF  
Unit 15164 - 3,001 SF

**TOTAL CONTIGUOUS  
AVAILABLE**

3,916 SF

**RENT**

Starting at \$46.00 net PSF

**ADDITIONAL RENT**

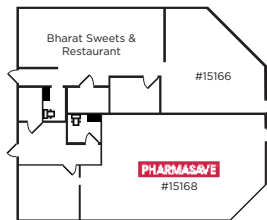
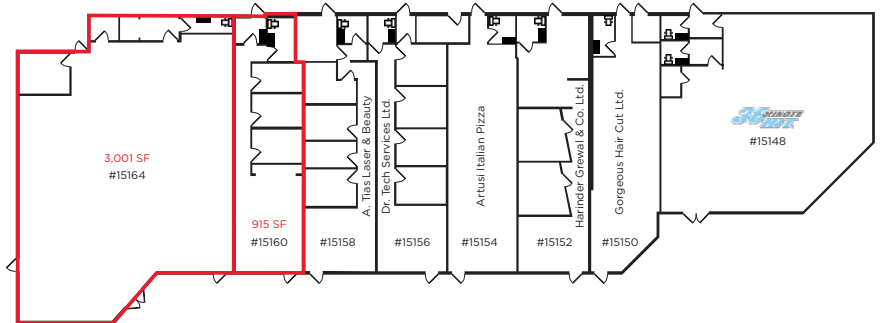
\$20.18 PSF for 2024

**AVAILABLE**

Upon Tenant signing Lease and providing evidence of Insurance

**PARKING**

Onsite, free parking for 53 vehicles  
(16 stalls in front; 37 stalls at rear)



**EXCELLENT EXPOSURE**



152<sup>ND</sup> STREET SOUTH  
OF FRASER HIGHWAY  
**39,900** VEHICLES DAILY

**WITHIN 1 KILOMETER**



<b>302</b>	Businesses
<b>2,719</b>	Daytime Working Population
<b>12,973</b>	Total Population
<b>4.3%</b>	Projected Growth (2021 - 2026)
<b>3,817</b>	Households
<b>3.8%</b>	Projected Growth (2022 - 2027)
Ages:	
<b>21.4%</b>	< 19
<b>62.3%</b>	20 - 64
<b>16.1%</b>	> 65
<b>39.2</b>	Median Age
<b>\$115,656</b>	Average Household Income



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