

8386
120
Street

8386 120 Street, Surrey, BC

EXCLUSIVE LEASING AGENT



8386
120
Street

FOR LEASE

RARELY AVAILABLE END CAP CORNER UNIT CRU WITH EXPOSURE ON 120TH STREET AND 84TH AVENUE

Opportunity

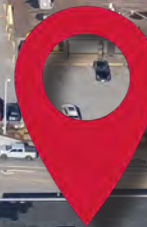
8386 120 Street in Surrey, BC ("the property") presents an exceptional opportunity for businesses looking for high visibility and easy access. Situated at the corner of 120th Street and 84th Avenue, the property offers 2,185 square feet of prime retail space, ideal for a variety of uses. With ample onsite parking and prominent pylon and fascia signage, this location ensures great exposure to both foot traffic and vehicular commuters. The space is strategically positioned in a well-established commercial area, surrounded by a mix of residential neighborhoods, businesses, and key amenities, making it an attractive destination for customers and clients alike.

Location

Located in one of Surrey's bustling commercial areas known as the Scott Road corridor, this property is neighbours to several businesses alike. The area is well-served by public transportation, with multiple bus routes connecting to nearby neighborhoods and amenities. The surrounding vicinity features a mix of residential and commercial properties, contributing to a vibrant community atmosphere.

Property Details

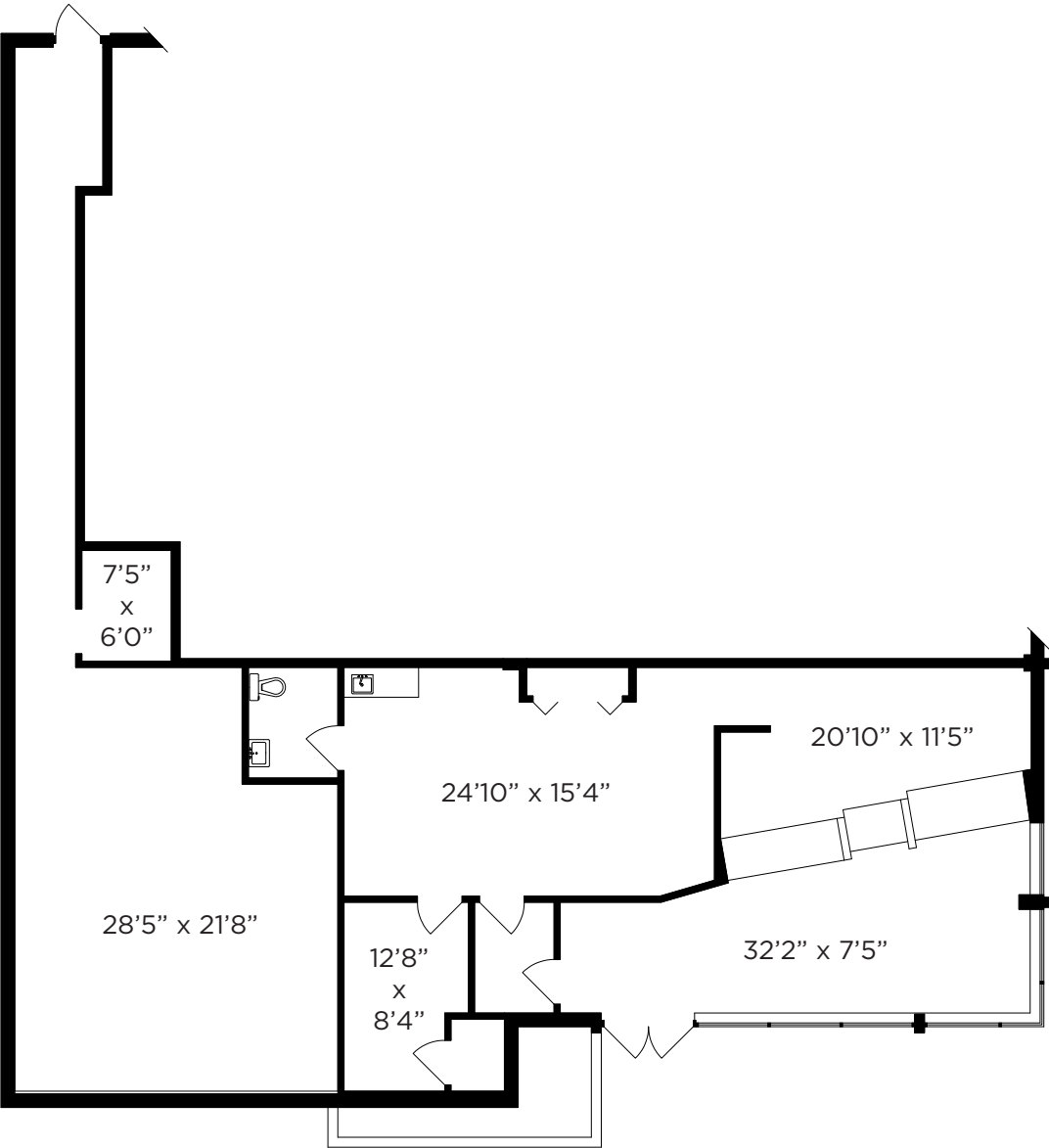
Address:	Unit 103B - 8386 120 Street
Size:	2,185 SF
Basic Rent:	\$45.00 PSF
Additional Rent (2025):	\$15.99 PSF
Parking:	Onsite
Zoning:	C8, Community Commercial Zone
Availability:	Immediate
Traffic Count:	55,000+ vehicles daily
Demographics:	Total Population: 115,335 (3km radius) Total Household Income: \$129,334 (3km radius)



FLOOR PLAN

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Unit 103B: 2,185 SF



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