

FOR LEASE FULLY FIXTURED RESTAURANT + PATIO

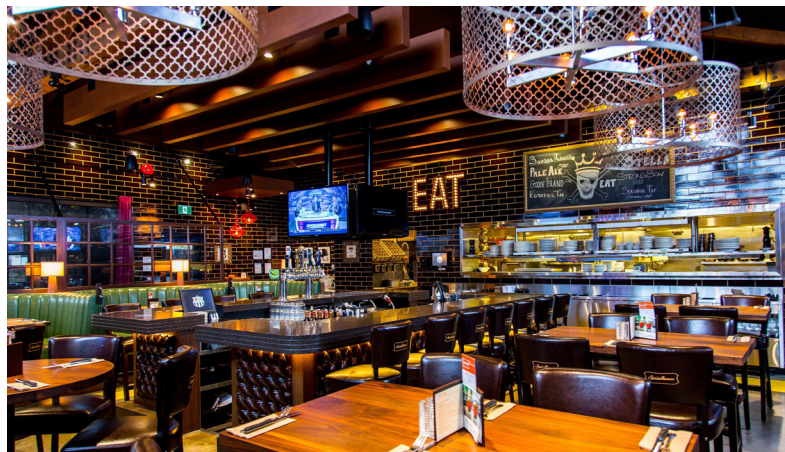
#101 – 15146 100TH AVENUE

SURREY, BC



TOWNGATE CENTRE

3,291 SF (DEMISABLE) + PATIO (1,176 SF)



Eric Walker

Associate Vice President
Retail Services
+1 604 608 5998
eric.walker@cushwake.com

700 West Georgia Street, Suite 1200
Toronto Dominion Tower, Pacific Centre
Vancouver, British Columbia V7Y 1A1
cushmanwakefield.ca

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AVAILABLE AREA

3,291 SF (Demisable) + Patio 1,176 SF

STARTING RENT

\$55 NET PSF

ADDITIONAL RENT

\$18.03

TERM

5 to 10 years with
Option(s) to Renew

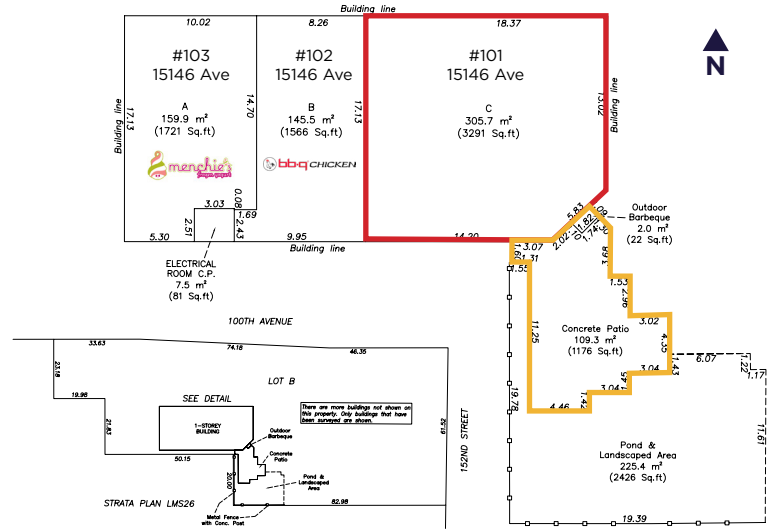
NO DEMOLITION NOTICE

Before July 1, 2034 (and not less than
12-months written notice)

POSSESSION

Not later than November 1, 2025

FLOOR PLAN



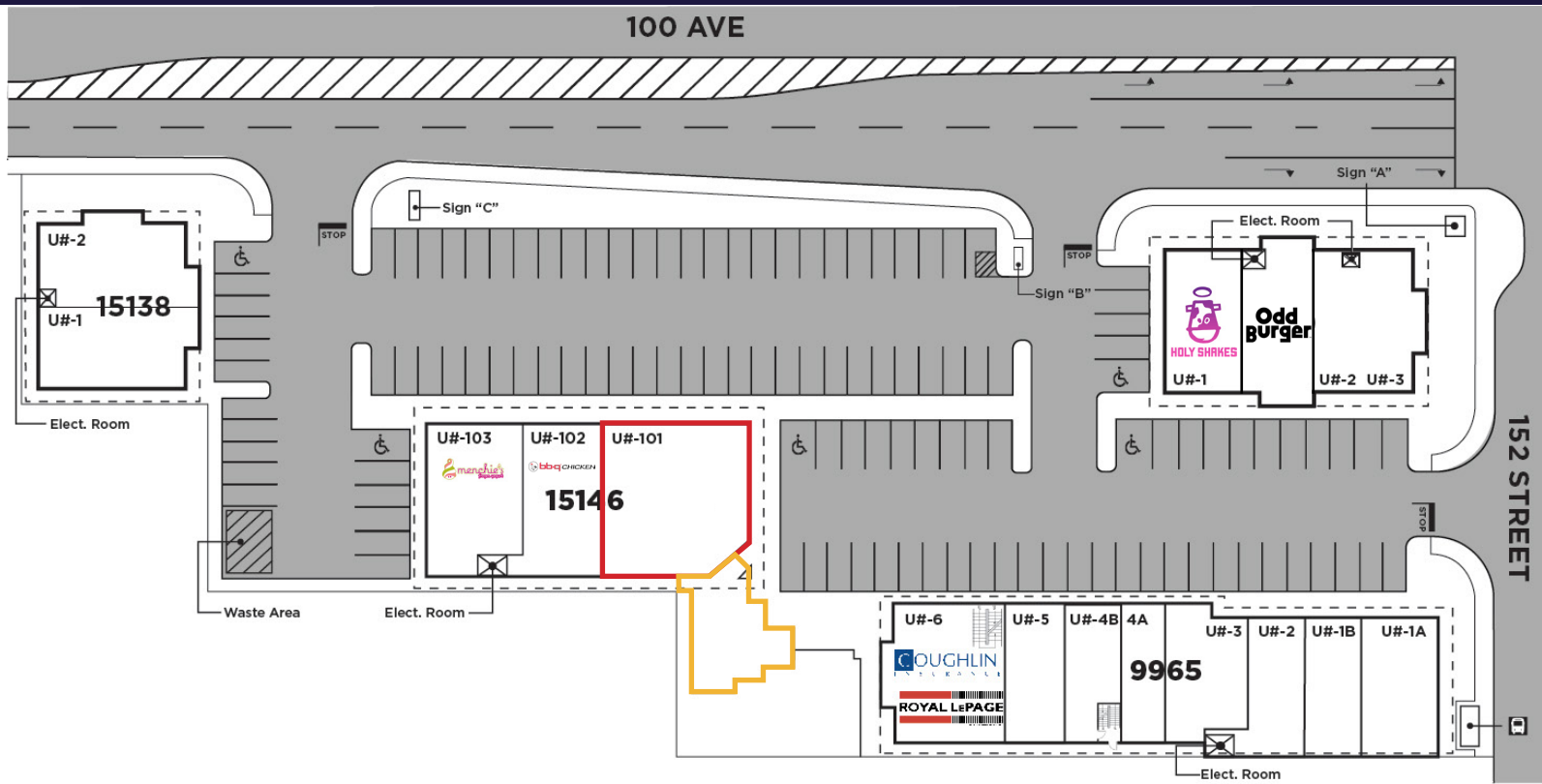
DEMOGRAPHICS

	3km	5km	7km
Population (2022)	17,887	104,564	218,223
Population (2027)	18,423	108,352	229,934
Projected Annual Growth (2022 - 2027)	3.0%	3.6%	5.4%
Median Age	42.0	39.5	38.9
Average Household Income (2022)	\$93,337	\$106,561	\$109,121



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