

For Lease

# 2301 – 2337 152<sup>ND</sup> STREET

Surrey, BC

9 Retail Units / From 1,165 SF – 11,707 SF



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### LOCATION

The project is located on the west side of 152nd Street neighbouring White Rock Christian Academy. 152nd Street is the major North/South route connecting south Surrey with the City of White Rock. The south Surrey White Rock community is one of the wealthiest neighborhoods in Greater Vancouver.

The area is tenanted by financials such as RBC and TD, large anchor tenants such as Safeway, BC Signature Liquor stores and London Drugs. In addition, there are major restaurants and retailers located in the immediate area such as McDonalds and Dollarama.

On the service side there is a public library close to the property and Peace Arch Hospital is located a few minute drive from the development.

### BUILDING

The development consists of one six storey building with underground parking, commercial at grade and 113 market sale residential units. The commercial units can be demised into nine units ranging in size from 1,165 – 11,707 sf.

Retail units will have double height ceilings through most of the space and large storefront glazing with double entry doors.

Construction is expected to be completed in Q3 2026.

### OPPORTUNITY

The retail units are being offered on a For Lease basis and can be demised into units starting from 1,165 square feet.

The project has a Comprehensive Development zoning that will permit a wide variety of uses including retail, restaurant, medical and other service uses.

The project is being constructed to permit some commercial food venting for restaurant uses.

### PARKING






There will be a total of 33 commercial parking stalls including both grade level and underground.

### ASKING RATE & ADDITIONAL RENT

Contact Listing Agents



### DEMOGRAPHICS

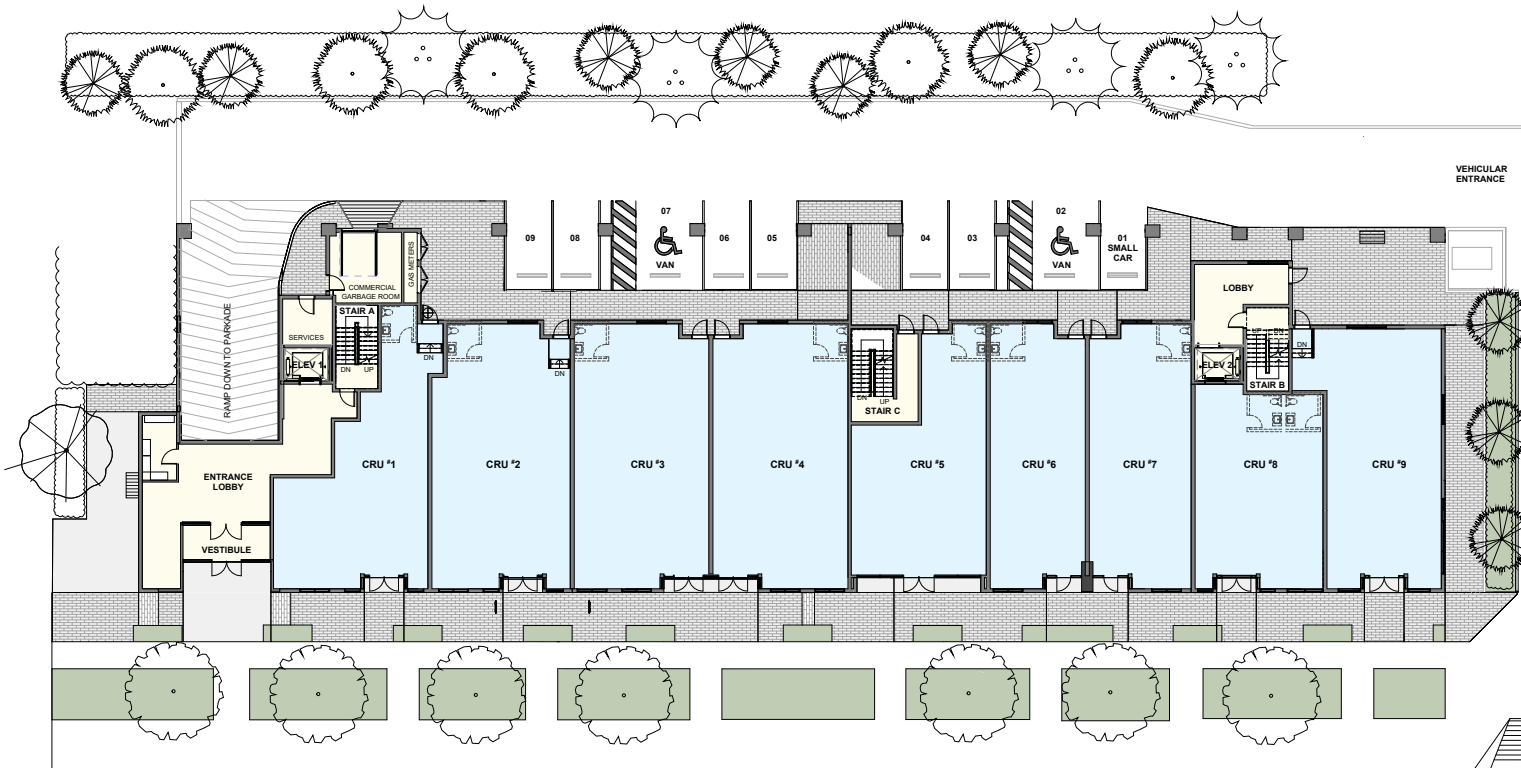
	1KM	3KM	5KM
 Population	10,587	80,959	106,499
 Households	4,633	33,772	42,798
 Median Age	64	59	59
 Avg. Household Income	\$101,709	\$126,438	\$136,051
 Avg. Disposable Income	\$83,394	\$101,940	\$110,169



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152 Street

## APPROXIMATE UNIT SIZES

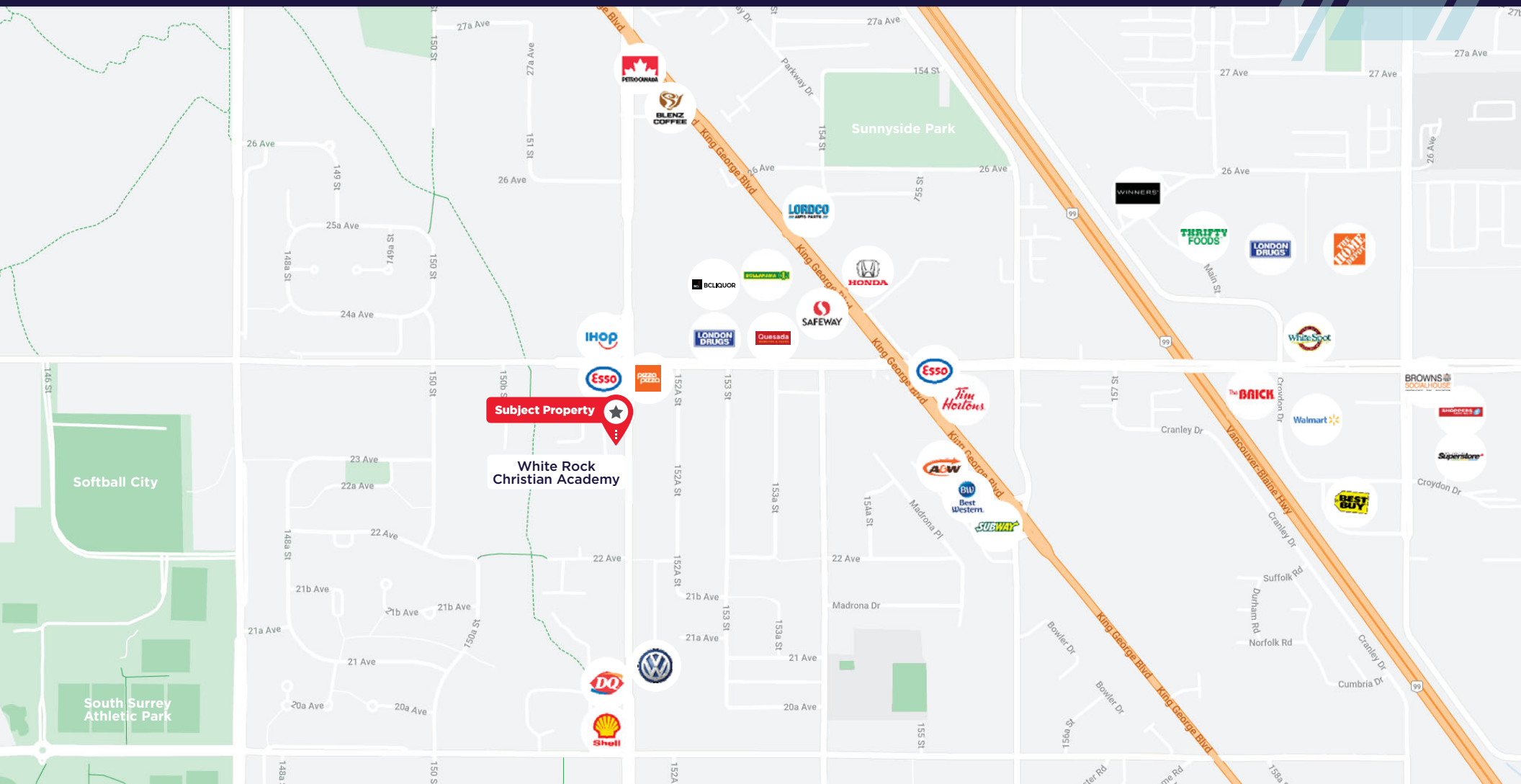
CRU 1	1,182 SF
CRU 2	1,179 SF
CRU 3	1,176 SF
CRU 4	1,176 SF
CRU 5	1,172 SF
CRU 6	1,168 SF
CRU 7	1,168 SF
CRU 8	1,165 SF
CRU 9	1,162 SF
<b>Total Available Area</b>	<b>11,707 SF</b>



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