

FOR SALE

ABBY LANE HEALTH CENTRE

15331 16TH AVENUE | SURREY, BC



**RETAIL AND OFFICE STRATA AVAILABLE WITHIN TWO
BLOCKS OF THE PEACE ARCH HOSPITAL AVAILABLE FOR
OWNER OCCUPIERS OR INVESTORS**

**FLEXIBLE SIZES RANGING FROM 600 TO 32,666 SF
OF CONTIGUOUS SPACE**

ABBY LANE

HEALTH CENTRE

SALIENT DETAILS

ADDRESS	15331 16 Avenue, Surrey
LOCAL AREA PLAN	Land Use: Mid-Rise Mixed-Use Plan Area: Semiahmoo Town Centre
COMMERCIAL AREA	32,266 SF
PRICING	Contact Listing Agent

Both the building and individual units are available for sale.

DEMOGRAPHICS

CURRENT POPULATION	78,545
DAYTIME POPULATION	69,094
AVERAGE HOUSEHOLD INCOME	\$126,767

OPPORTUNITY

Situated within two blocks of Peace Arch Hospital and directly connected to 183 premium seniors' residence and care suites, this development is one of Canada's first retirement communities to integrate on-site medical services, including doctors' offices, a pharmacy, and lab facilities. This offering presents a rare opportunity to purchase vacant retail and office strata units, as well as fully fixtured medical strata units, in sizes ranging from 1,000 sq. ft. to 12,000 sq. ft. With a built-in high-needs population, continuous medical foot traffic, and close proximity to a rapidly expanding hospital campus, this location is unmatched for medical, wellness, or professional users or investors seeking long-term positioning in a thriving healthcare hub.



Abby Lane Health Centre



Peace Arch Hospital



UNIT DETAILS

TENANT	UNIT	AREA SF
Puretone Hearing Clinic	101	1,080
Everbean Cafe	106	748
Rexall Pharmacies	107	5,757
LifeLabs	120 & 121	2,508
Hilltop Medical Clinic	200 & 201	12,404
Allied Physiotherapy Health Group	301, 303 & 304	2,983
Dr. Sundeep Thinda Professional Psychology	302	694
Against the Grain Registered Massage Therapy	310	626
Home Care Assistance	352	588
TOTAL LEASED		27,388
Vacant	102	1,603
Vacant	305	746
Vacant	306	996
Vacant	307	839
Vacant	308	694
TOTAL VACANT		4,878
TOTAL AREA		32,266

NEARBY AMENITIES

Major Banks:

- 1. RBC Royal Bank
- 2. BMO
- 3. TD
- 4. CIBC

Financial Advisors & Services:

- 5. Edward Jones
- 6. DWR Financial Services
- 7. Prospera Credit Union

Drug stores:

- 8. Rexall
- 9. Shoppers Drug Mart
- 10. Pharmasave
- 11. Shayona Pharmacy
- 12. 49TH Parallel Pharmacy
- 13. Alive Health Centre

Health Care Practitioners:

- 14. Peace Arch Hospital,
- 15. Hilltop Medical
- 16. White Rock Naturopathic Clinic
- 17. Primary Care Access Clinic

Groceries:

- 18. Save-On-Foods
- 19. Sungiven Foods
- 20. Nature's Fare Markets
- 21. White Rock Farmer's Market

Liquor:

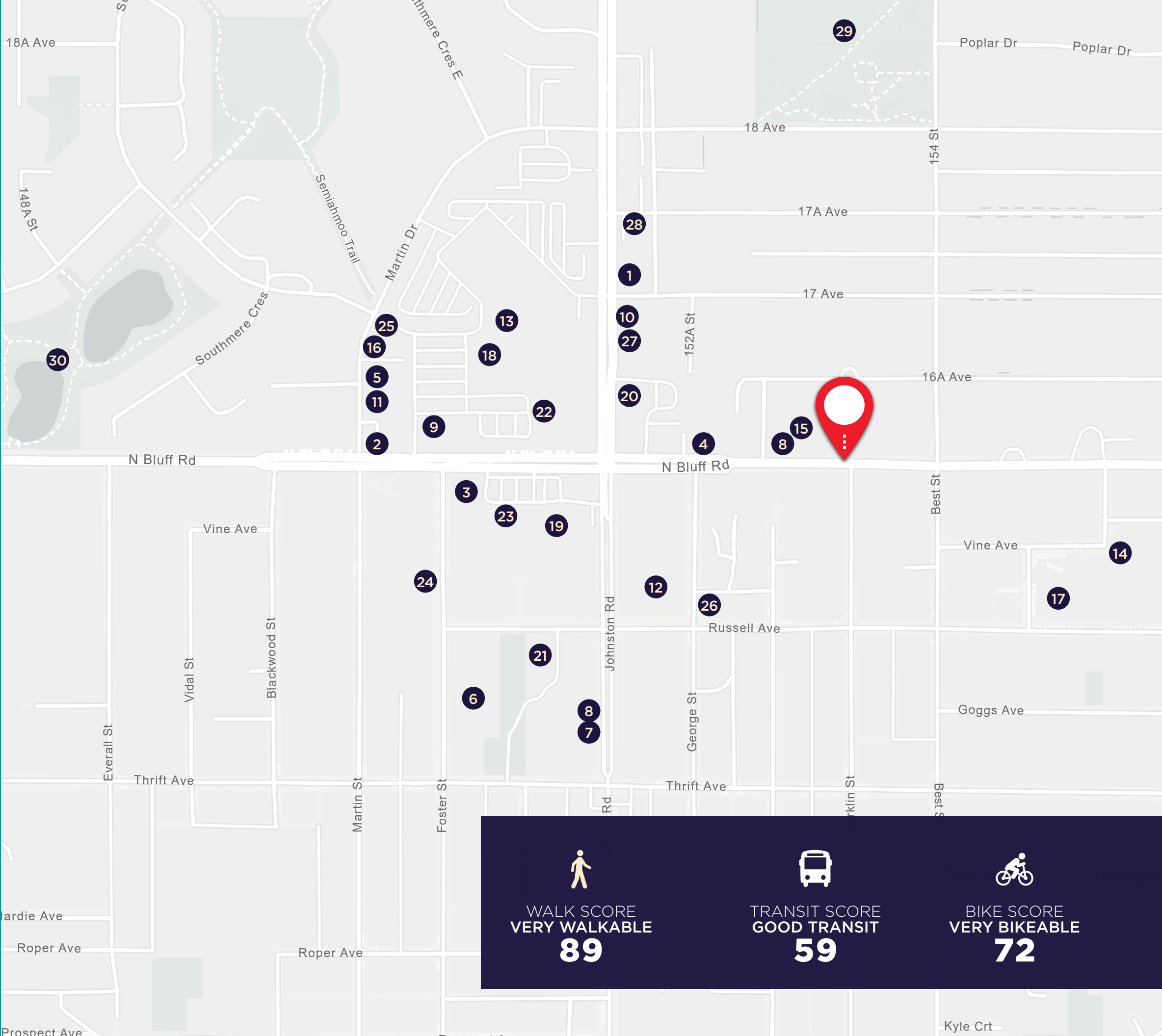
- 22. BC Liquor Store
- 23. White Rock Liquor Store

Legal Services:

- 24. Grewal Litigation
- 25. Tater Law Group
- 26. DKS Legal & Notary Services
- 27. BKS Law

Community:

- 28. Rialto Twin Theatres
- 29. Bakerview Park
- 30. Southmere Village Park



WALK SCORE
VERY WALKABLE
89



TRANSIT SCORE
GOOD TRANSIT
59



BIKE SCORE
VERY BIKEABLE
72

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CONTACT

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