SECTOR ONE28

RETAIL & OFFICE SPACE FOR SALE



7880 128 STREET, SURREY BC

CUSHMAN & WAKEFIELD

PROPERTY OVERVIEW

Located in the heart of Surrey, Sector One28 Business Park at 7880 128th Street will feature approximately 200,000 square feet of retail CRU space for sale and strata office space available for purchase. Designed to become a best-in-class business hub for Surrey and the surrounding communities, it is set to be ready for occupancy by Q3/Q4 2028. Strategically positioned in a growing, family-friendly neighborhood, the development is surrounded by residential homes, parks, and local businesses, making it an attractive option for both families and young professionals.

PROPERTY HIGHLIGHTS

Breaking Ground in
Q2/Q3 2026

Occupancy
Q3/Q4 2028

Conveniently located near major transportation routes, including the Trans-Canada Highway (Highway 1) and King George Blvd, providing easy access to other parts of Metro Vancouver

Situated near numerous parks, including the expansive Bear Creek Park, offering walking trails, sports fields, and picnic areas





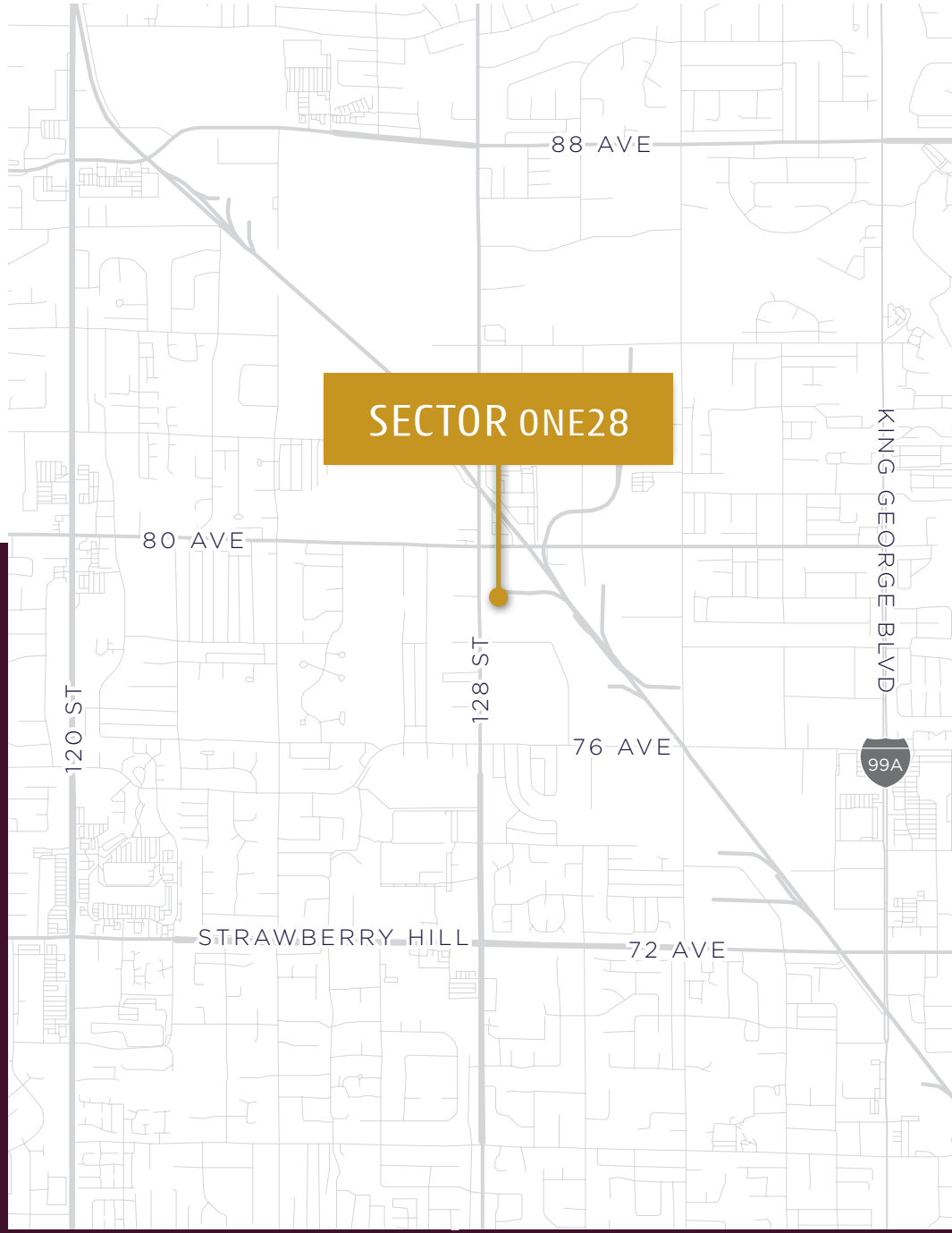
LOCATION

Located south of the Fraser River, Surrey is a vibrant, rapidly growing city bordered by Delta to the west, Langley Township to the east, and White Rock to the south. Known for its diverse communities and balance of urban and natural environments, it's a desirable place to live, work, and play. With over 500,000 residents, Surrey is one of British Columbia's largest cities, offering a rich array of amenities, parks, schools, and cultural attractions.

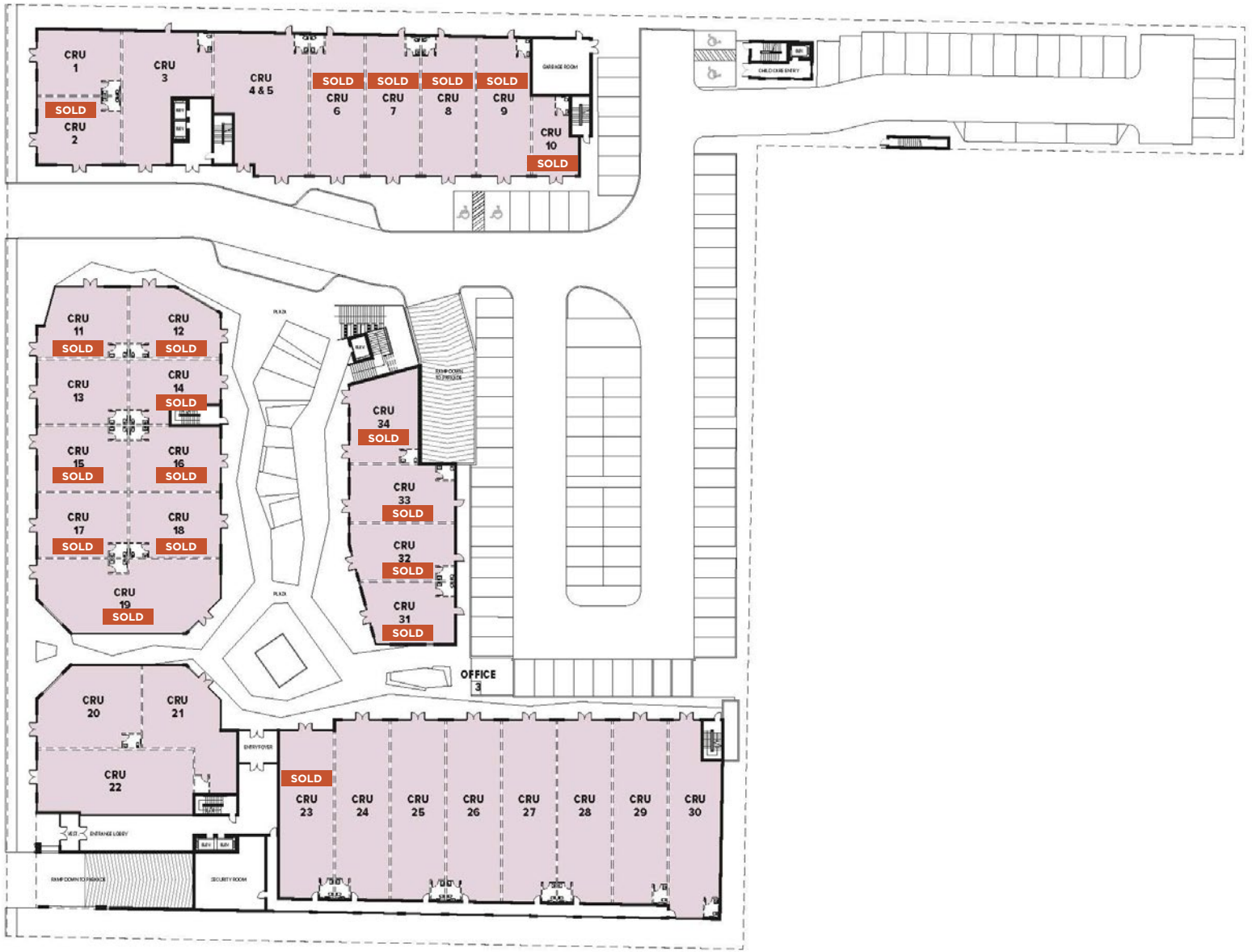




DEMOGRAPHICS	1 KM	3 KM	5 KM
Household Population	5,136	114,257	289,254
Daytime Population	13,249	102,607	215,331
Projected Annual Growth (5 years)	0.7%	1.0%	2.6%
Median Age	33	35	36
Average Household Income	$134,367	$125,164	$130,613



GROUND FLOOR RETAIL



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GROUND FLOOR RETAIL: UNITS AND SIZING

SECTOR ONE28

BUILDING 1				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
CRU	1	1,146	$ 1,800	$ 2,062,800.00
CRU	2 SOLD	1,185	$ 1,800	$ 2,133,000.00
CRU	3	1,607	$ 1,700	$ 2,731,900.00
CRU	4 & 5	2,319	$ 1,700	$ 3,942,300.00
CRU	6 SOLD	1,481		
CRU	7 SOLD	1,481		
CRU	8 SOLD	1,465		
CRU	9 SOLD	1,455		
CRU	10 SOLD	660		

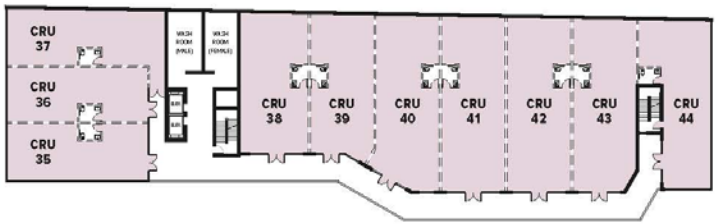
BUILDING 2				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
CRU	11 SOLD	1,161		
CRU	12 SOLD	1,142		
CRU	13	1,149	$ 1,750	$ 2,010,750
CRU	14 SOLD	946		
CRU	15 SOLD	1,150	$ 1,750	$ 2,012,500
CRU	16 SOLD	1,142	$ 1,650	$ 1,884,300
CRU	17 SOLD	1,145	$ 1,750	$ 2,003,750
CRU	18 SOLD	1,145		
CRU	19 SOLD	2,385	$ 1,750	$ 4,173,750

BUILDING 3				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
CRU	31 SOLD	1,069	$ 1,700	$ 1,817,300
CRU	32 SOLD	1,131		
CRU	33 SOLD	1,188		
CRU	34 SOLD	1,206	$ 1,700	$ 2,050,200

BUILDING 4				
TYPE	UNIT #	AREA SF	Price PSF	TOTAL PRICE
CRU	20	1,556	$ 1,750	$ 2,723,000
CRU	21	1,572	$ 1,700	$ 2,672,400
CRU	22	1,949	$ 1,600	$ 3,118,400
CRU	23 SOLD	1,788		
CRU	24	1,866	$ 1,550	$ 2,892,300
CRU	25	1,875	$ 1,550	$ 2,906,250
CRU	26	1,886	$ 1,550	$ 2,923,300
CRU	27	1,895	$ 1,550	$ 2,937,250
CRU	28	1,915	$ 1,550	$ 2,968,250
CRU	29	1,846	$ 1,550	$ 2,861,300
CRU	30	1,846	$ 1,500	$ 2,769,000

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SECOND FLOOR RETAIL







SECTOR one28

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SECOND FLOOR RETAIL: UNITS AND SIZING

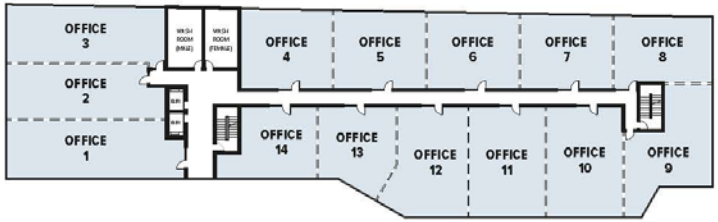
BUILDING 1				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
CRU	35	1,141	$1,450	$ 1,654,450
CRU	36	1,073	$1,450	$ 1,555,850
CRU	37	1,301	$1,450	$ 1,886,450
CRU	38	1,334	$1,400	$ 1,867,600
CRU	39	1,265	$1,400	$ 1,771,000
CRU	40	1,540	$1,400	$ 2,156,000
CRU	41	1,564	$1,400	$ 2,189,600
CRU	42	1,554	$1,400	$ 2,175,600
CRU	43	1,526	$1,400	$ 2,136,400
CRU	44	1,526	$1,400	$ 2,136,400

BUILDING 3				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
CRU	66	1,115	$1,400	$1,561,000
CRU	67	1,257	$1,400	$1,759,800
CRU	68	1,307	$1,400	$1,829,800
CRU	69	1,309	$1,400	$1,832,600
CRU	70	1,359	$1,400	$1,902,600

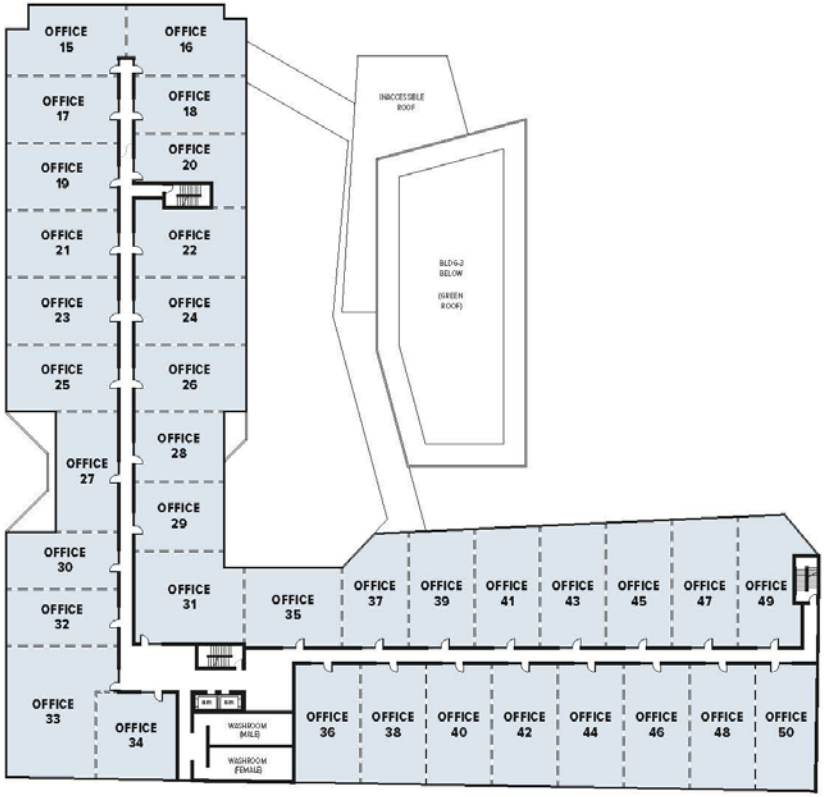
BUILDING 4				
TYPE	UNIT #	AREA SF	Price PSF	TOTAL PRICE
CRU	45	1,682	$1,450	$ 2,438,900
CRU	46	1,820	$1,450	$ 2,639,000
CRU	47	1,688	$1,450	$ 2,447,600
CRU	48	1,862	$1,450	$ 2,699,900
CRU	49	1,869	$1,450	$ 2,710,050
CRU	50	1,903	$1,450	$ 2,759,350
CRU	51	1,260	$1,450	$ 1,827,000
CRU	52	1,260	$1,450	$ 1,827,000
CRU	53	1,625	$1,450	$ 2,356,250
CRU	54	1,316	$1,450	$ 1,908,200
CRU	55	1,316	$1,450	$ 1,908,200
CRU	56	1,332	$1,450	$ 1,931,400
CRU	57	828	$1,400	$ 1,159,200
CRU	58	1,585	$1,375	$ 2,179,375
CRU	59	1,890	$1,375	$ 2,598,750
CRU	60	2,022	$1,375	$ 2,780,250
CRU	61	2,031	$1,375	$ 2,792,625
CRU	62	2,041	$1,375	$ 2,806,375
CRU	63	2,051	$1,375	$ 2,820,125
CRU	64	2,061	$1,375	$ 2,833,875
CRU	65	1,847	$1,375	$ 2,539,625

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THIRD FLOOR OFFICE/DAYCARE







SECTOR one28

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THIRD FLOOR OFFICE/DAYCARE: UNITS AND SIZING

BUILDING 1				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
OFFICE	Office 1	1,385	$1,050	$ 1,454,250
OFFICE	Office 2	1,149	$1,050	$ 1,206,450
OFFICE	Office 3	1,247	$1,050	$ 1,309,350
OFFICE	Office 4	1,020	$1,050	$ 1,071,000
OFFICE	Office 5	999	$1,050	$ 1,048,950
OFFICE	Office 6	980	$1,050	$ 1,029,000
OFFICE	Office 7	958	$1,050	$ 1,005,900
OFFICE	Office 8	940	$1,050	$ 987,000
OFFICE	Office 9	1,094	$1,050	$ 1,148,700
OFFICE	Office 10	1,175	$1,050	$ 1,233,750
OFFICE	Office 11	1,170	$1,050	$ 1,228,500
OFFICE	Office 12	1,139	$1,050	$ 1,195,950
OFFICE	Office 13	856	$1,050	$ 898,800
OFFICE	Office 14	864	$1,050	$ 907,200

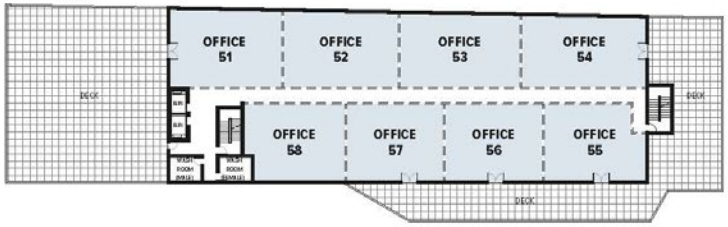
BUILDING 4				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
OFFICE	Office 15	1,066	$1,050	$ 1,119,300
OFFICE	Office 16	1,097	$1,050	$ 1,151,850
OFFICE	Office 17	1,017	$1,050	$ 1,067,850
OFFICE	Office 18	872	$1,050	$ 915,600
OFFICE	Office 19	1,017	$1,050	$ 1,067,850
OFFICE	Office 20	866	$1,050	$ 909,300
OFFICE	Office 21	1,017	$1,050	$ 1,067,850
OFFICE	Office 22	1,087	$1,050	$ 1,141,350
OFFICE	Office 23	1,017	$1,050	$ 1,067,850
OFFICE	Office 24	1,017	$1,050	$ 1,067,850
OFFICE	Office 25	1,024	$1,050	$ 1,075,200
OFFICE	Office 26	1,018	$1,050	$ 1,068,900

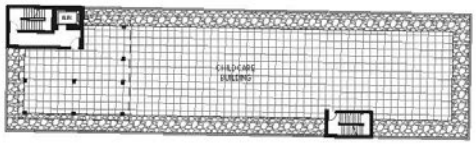
BUILDING 4				
TYPE	UNIT #	AREA SF	PRICE PSF	TOTAL PRICE
OFFICE	Office 27	1,034	$1,050	$ 1,085,700
OFFICE	Office 28	854	$1,050	$ 896,700
OFFICE	Office 29	854	$1,050	$ 896,700
OFFICE	Office 30	863	$1,050	$ 906,150
OFFICE	Office 31	1,340	$1,050	$ 1,407,000
OFFICE	Office 32	861	$1,050	$ 904,050
OFFICE	Office 33	1,740	$1,050	$ 1,827,000
OFFICE	Office 34	963	$1,050	$ 1,011,150
OFFICE	Office 35	1,052	$1,050	$ 1,104,600
OFFICE	Office 36	1,059	$1,050	$ 1,111,950
OFFICE	Office 37	954	$1,050	$ 1,001,700
OFFICE	Office 38	1,070	$1,050	$ 1,123,500
OFFICE	Office 39	1,040	$1,050	$ 1,092,000
OFFICE	Office 40	1,080	$1,050	$ 1,134,000
OFFICE	Office 41	1,070	$1,050	$ 1,123,500
OFFICE	Office 42	1,090	$1,050	$ 1,144,500
OFFICE	Office 43	1,093	$1,050	$ 1,147,650
OFFICE	Office 44	1,099	$1,050	$ 1,153,950
OFFICE	Office 45	1,120	$1,050	$ 1,176,000
OFFICE	Office 46	1,110	$1,050	$ 1,165,500
OFFICE	Office 47	1,147	$1,050	$ 1,204,350
OFFICE	Office 48	1,119	$1,050	$ 1,174,950
OFFICE	Office 49	1,103	$1,050	$ 1,158,150
OFFICE	Office 50	1,067	$1,050	$ 1,120,350

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FOURTH FLOOR OFFICE/DAYCARE: UNITS AND SIZING

FLOOR PLAN



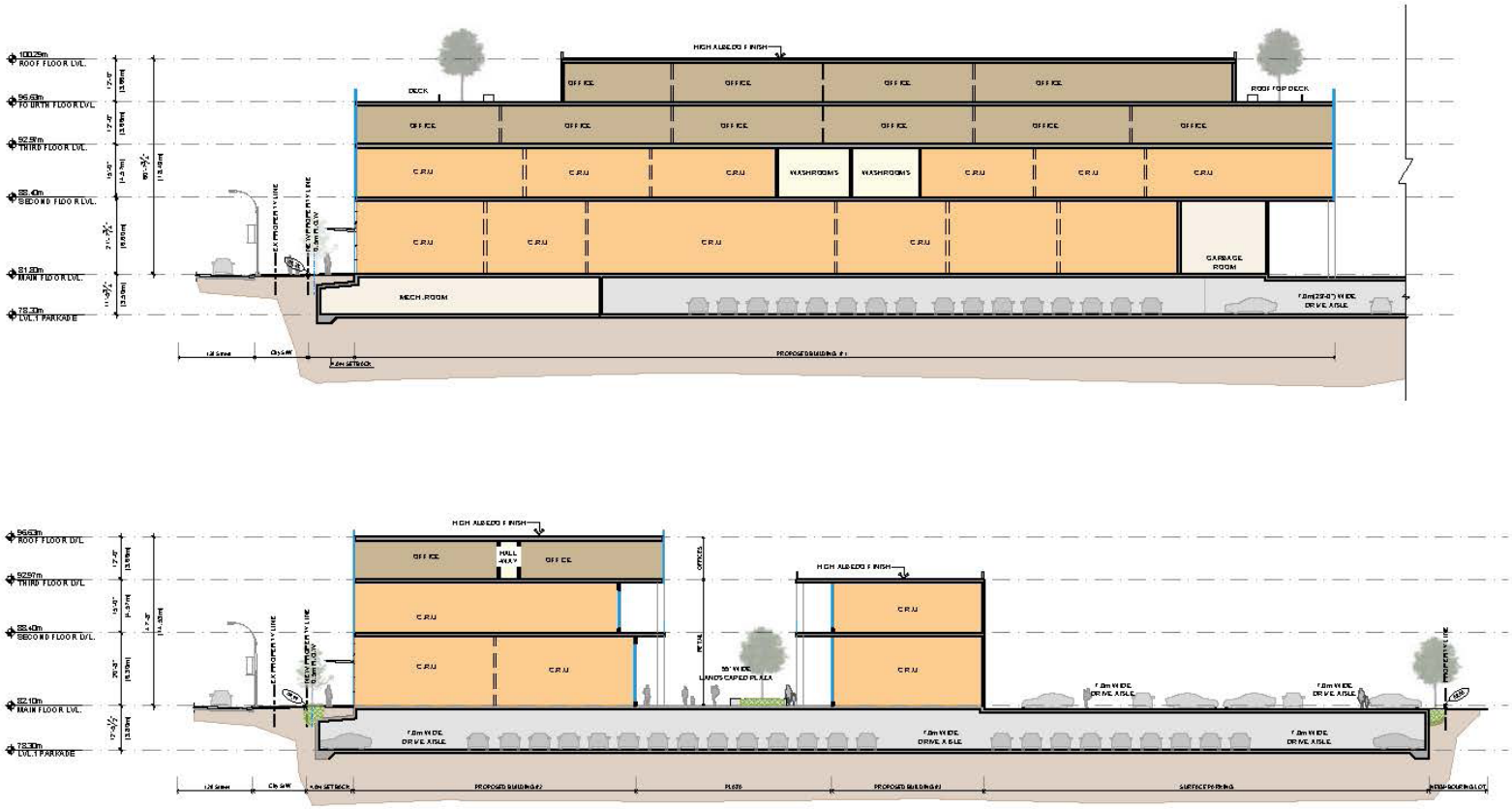


BUILDING 1			UNDER CONTRACT	
TYPE	UNIT #	AREA SF	ESTIMATED PSF	TOTAL PRICE
OFFICE	Office 51	1,192	$1,100	$ 1,311,200
OFFICE	Office 52	1,185	$1,100	$ 1,303,500
OFFICE	Office 53	1,194	$1,100	$ 1,313,400
OFFICE	Office 54	1,221	$1,100	$ 1,343,100
OFFICE	Office 55	1,028	$1,100	$ 1,130,800
OFFICE	Office 56	1,026	$1,100	$ 1,128,600
OFFICE	Office 57	1,026	$1,100	$ 1,128,600
OFFICE	Office 58	1,030	$1,100	$ 1,133,000
TOTAL	8	8,902	$8,800	$ 9,792,200

BUILDING 5			SOLD
TYPE	AREA SF	ESTIMATED PSF	TOTAL PRICE
BANQUET HALL	Total Building Area (minus deck space) 23,230.15		

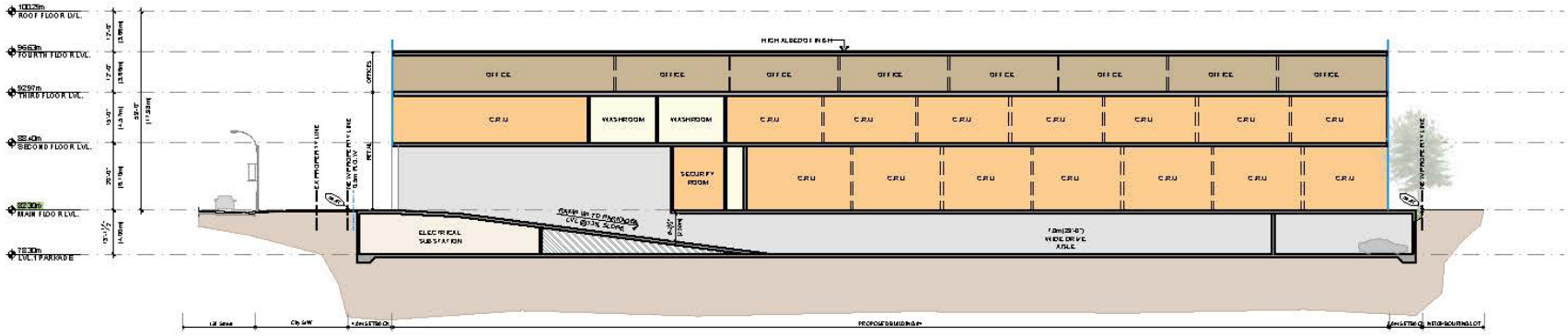
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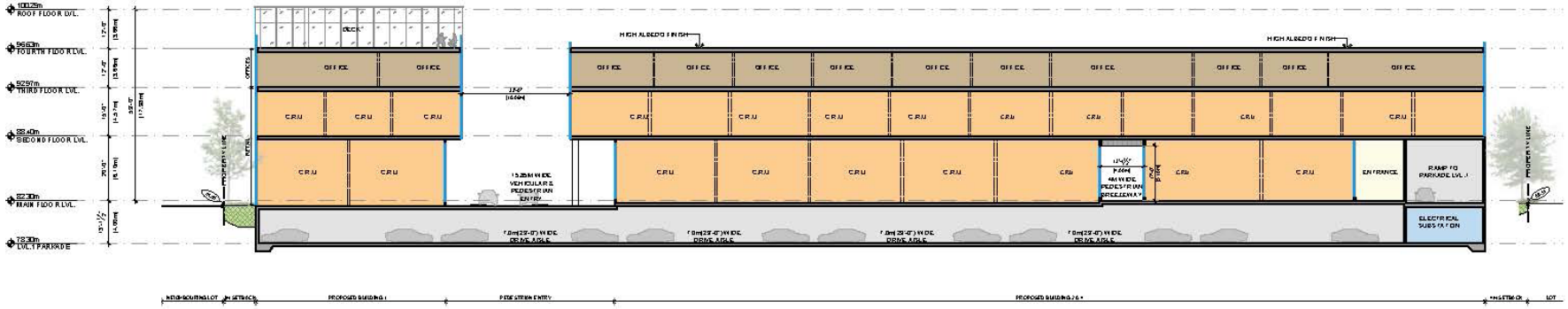
STACKING PLAN 1



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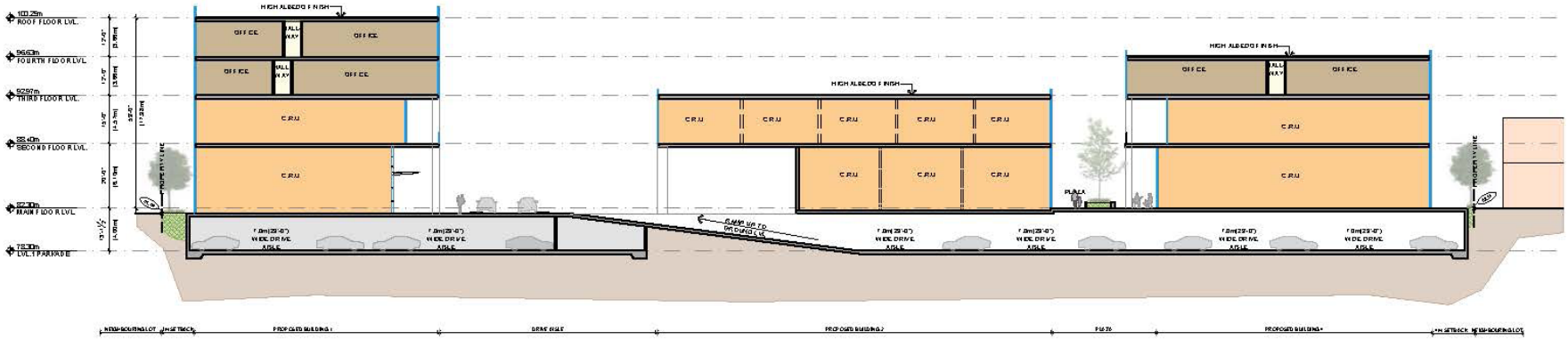
STACKING PLAN 2

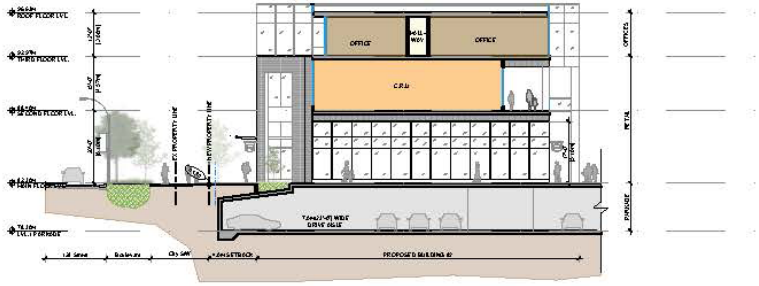




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STACKING PLAN 3





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CUSHMAN & WAKEFIELD

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