

# FOR LEASE: FULLY FIXTURED CAFÉ

OCEAN PARK SHOPPING CENTRE  
**12901 16 AVENUE**  
SOUTH SURREY, BC



10.5% POPULATION GROWTH  
\$158,647 HOUSEHOLD INCOME

## VEHICULAR EXPOSURE



16 AVENUE (WESTBOUND)  
**+5,500** VEHICLES DAILY (ESTIMATE)



128 STREET (SOUTHBOUND)  
**+5,990** VEHICLES DAILY (ESTIMATE)  
128 STREET (NORTHBOUND)  
**+9,100** VEHICLES DAILY (ESTIMATE)

## AREA DEMOGRAPHICS



WITHIN  
2 KM

221	Businesses
2,715	Daytime Working Population
14,982	Total Population
10.5%	Projected Growth (2020 - 2025)
5,402	Households
10.3%	Projected Growth (2020 - 2025)
Ages:	<b>22.3%</b> < 19
	<b>54.5%</b> 20 - 64
	<b>23.2%</b> > 65
	<b>48.7</b> Median Age
<b>\$158,277</b>	Average Household Income

### Eric Walker

Associate Vice President  
604 608 5998  
eric.walker@cushwake.com

PROPERTY MANAGED BY:

<https://ruralstores.ca/>

# FOR LEASE: FULLY FIXTURED CAFÉ

OCEAN PARK SHOPPING CENTRE  
**12901 16 AVENUE**  
 SOUTH SURREY, BC



VACANCY	AREA	AVAILABILITY	RENT	ADDITIONAL RENT (2023)	POSSESSION
12901	1,167 sf plus patio	Immediately	Contact Listing Agent	\$12.71 psf estimated for 2023 + 5% Management of total Rent	April 2023

\*Before GST and utilities

**Eric Walker**  
 Associate Vice President  
 604 608 5998  
 eric.walker@cushwake.com

**PROPERTY MANAGED BY:**  
<https://ruralstores.ca/>