

# FOR LEASE

19211 FRASER HIGHWAY, SURREY, BC



## FOCAL POINT RETAIL IN CLOVERDALE



6,558 SF RESTAURANT PAD WITH AMPLE PARKING AVAILABLE

### Cody Buchamer

Associate Vice President

604 608 5999

[cody.buchamer@cushwake.com](mailto:cody.buchamer@cushwake.com)

# FOR LEASE

19211 FRASER HIGHWAY, SURREY, BC



**126,545**

ESTIMATED  
POPULATION (2019)



**136,971**

PROJECTED  
POPULATION (2024)



**\$108,024**

AVERAGE  
HOUSEHOLD INCOME

Demographic Source: Environics Analytics - 5km radius (2020)

## OPPORTUNITY

To lease prime ground floor retail units in a new mixed use development.

## LOCATION

The property is located on the corner of Fraser Highway and 64th Avenue in the affluent and rapidly expanding Cloverdale community of Surrey.

Fraser Highway is a major thoroughfare connecting Cloverdale with Fleetwood and Surrey Central to the west and to Langley, Aldergrove and Abbotsford to the east. 64th Avenue is also a busy arterial route connecting Surrey to Delta, New Westminster and Richmond via Highway 91 (Alex Fraser Bridge) to the west and to Langley to the east.

The development is located directly on the proposed transit line route, which will provide further exposure and accessibility to businesses in the complex.

## PROJECT

The subject property is a mix use project consisting of 57 residential units over 4 floors and 23,532 sf of net rentable retail on the ground floor. There are 195 parking stalls in total with 51 surface parking stalls and 53 under ground parking stalls, for a total of 104 stalls to service the retail component of the project.

## ASKING BASIC RENTAL RATE

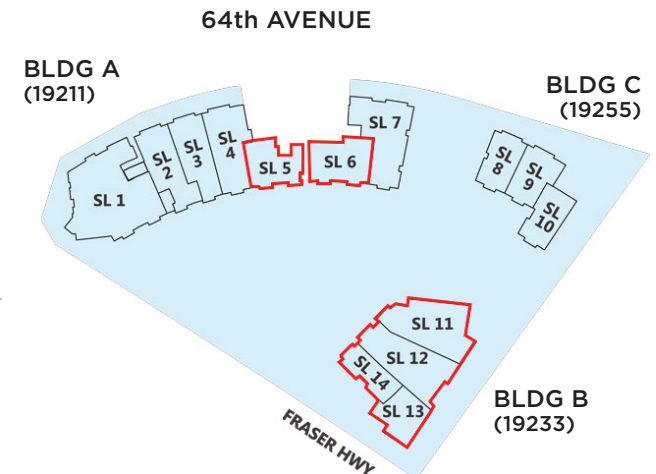
SL5 \$38.00 psf  
SL6 \$38.00 psf  
Building B contact Listing Agent

## ADDITIONAL RENT

\$16.25 psf (budgeted for 2023)

## AVAILABILITIES

	UNIT	AREA (SF)	STATUS/TENANT
BUILDING A	SL 1 & 2	5,249	Medical / Pharmacy
	SL 3	1,457	Dental
	SL 4	1,621	Salon
	<b>SL 5</b>	<b>1,249</b>	<b>Available</b>
	<b>SL 6</b>	<b>1,514</b>	<b>Available</b>
	SL 7	2,113	Physio / Chiro
	BUILDING B	<b>SL 11-14</b>	<b>6,558</b>
BUILDING C	SL 8 & 9	2,131	Chinese/Vietnamese Restaurant
	SL 10	1,640	Specialty Coffee



## Cody Buchamer

Associate Vice President  
604 608 5999  
cody.buchamer@cushwake.com