

# FOR LEASE

## #6 - 9965 152<sup>ND</sup> STREET SURREY, BC



### TOWNGATE CENTRE 1,462 SF UP TO 5,669 SF

END CAP ACROSS FROM BROWNS SOCIALHOUSE



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### AVAILABLE AREA

Unit 6 Main Floor	1,462 sf
Unit 6 Second Floor	4,207 sf
<b>Total Available Area</b>	<b>5,669 sf</b>

### LEASE RATE

\$50.00 psf, net
\$25.00 psf, net

### ADDITIONAL RENT

Estimated at \$16.50 psf

### TERM

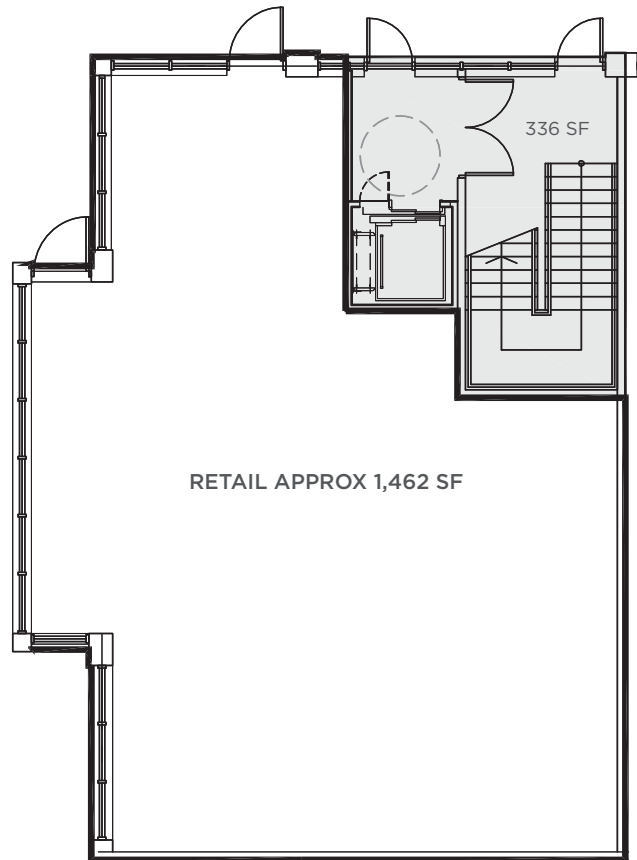
5 - 10 years

### OCCUPANCY

August 1, 2024

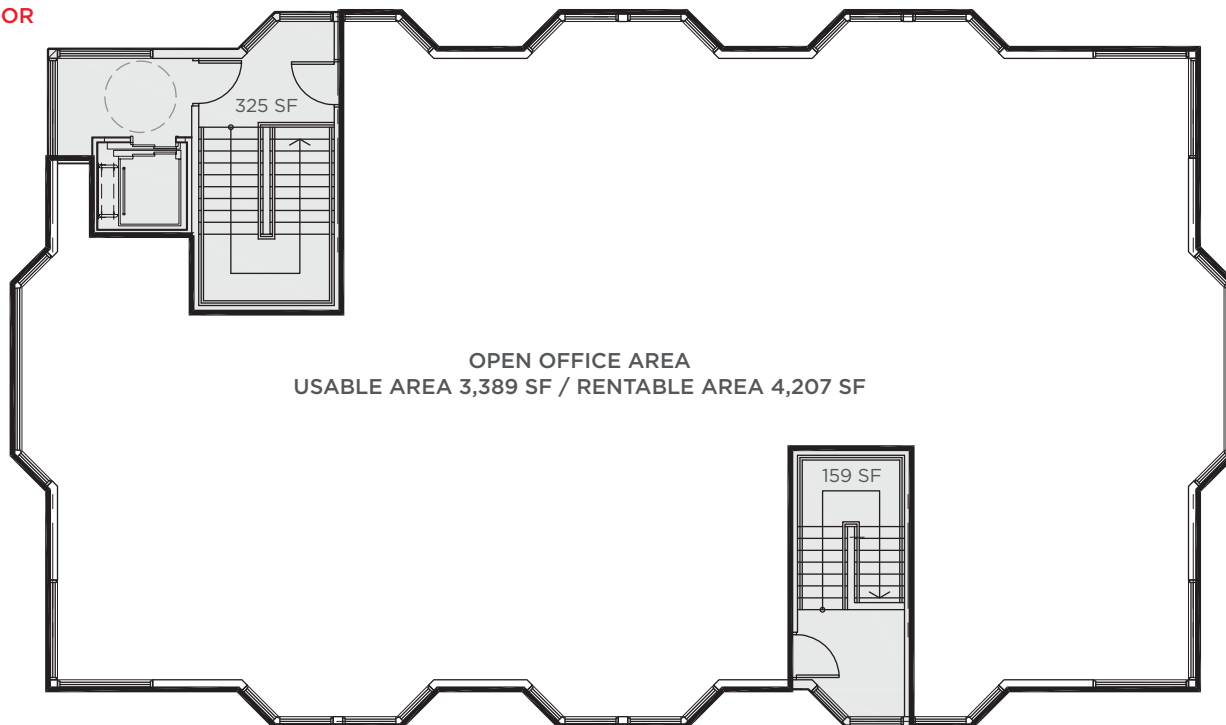
### DEMOGRAPHICS

	3km	5km	7km
Population (2022)	17,887	104,564	218,223
Population (2027)	18,423	108,352	229,934
Projected Annual Growth (2022 - 2027)	3.0%	3.6%	5.4%
Median Age	42.0	39.5	38.9
Average Household Income (2022)	\$93,337	\$106,561	\$109,121



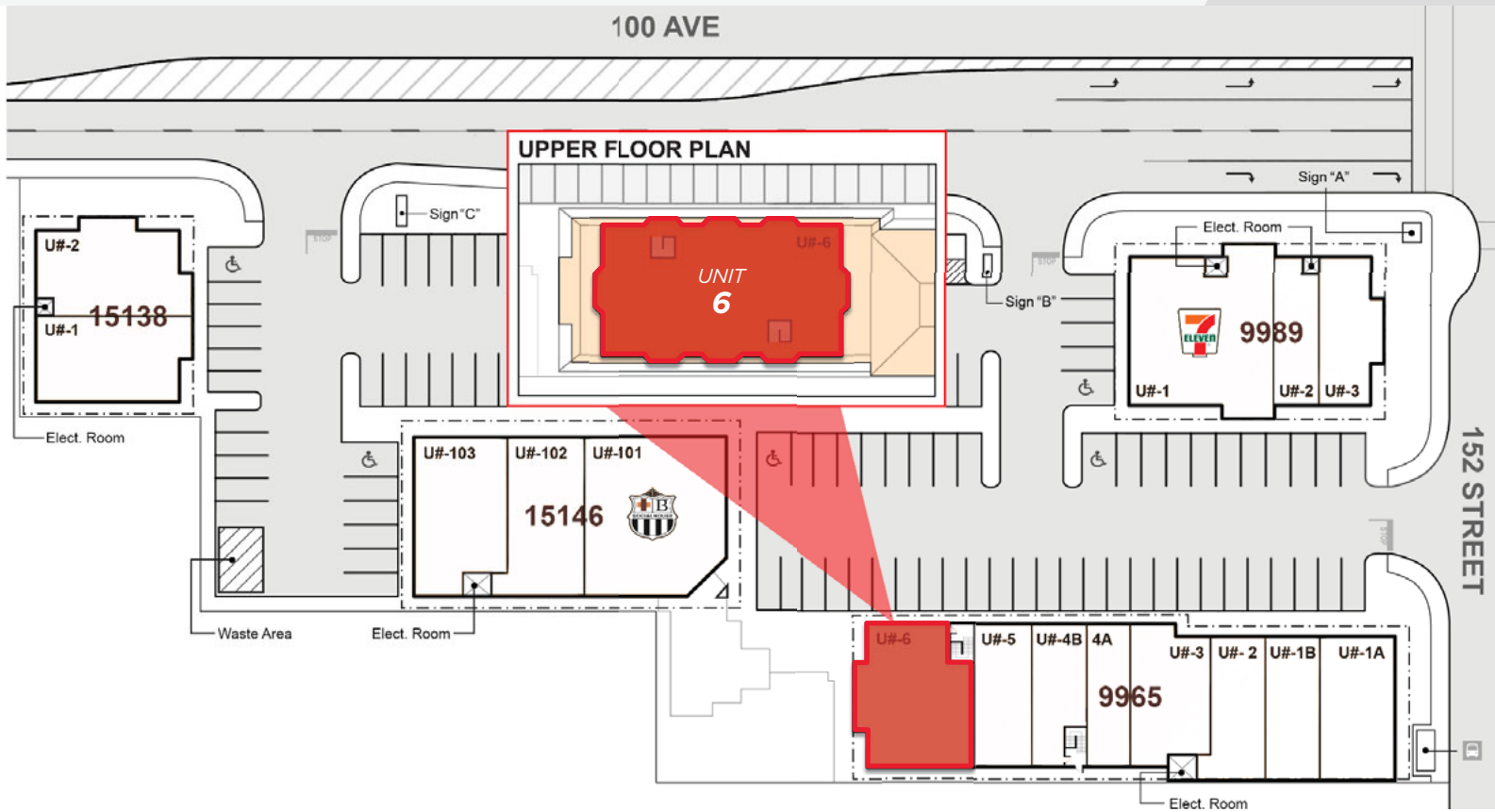
MAIN FLOOR

### SECOND FLOOR



# TOWNGATE CENTRE

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