



**CUSHMAN &
WAKEFIELD**

FOR LEASE

**7248 132ND STREET
SURREY, BC**



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LOCATION

The plaza is located at 132nd Street & 72nd Avenue in Surrey BC. This intersection lies in the Newton neighborhood, which is known for its diverse community, convenient amenities, and suburban charm. The intersection acts as a focal point connecting residential, commercial, and recreational areas within the vicinity.

OPPORTUNITY

To lease a free standing CRU ideal for food use / coffee shop with direct exposure on to 132nd street, an available patio area and surface parking in front of the unit. Strong signage and branding opportunity. The plaza is close to the local high school. Business park and sees high volumes of foot traffic. The Existing on-site carwash will be going through renovations to add a 24/7 touchless car wash.

AVAILABLE AREA

815 SF

NET ASKING RATE

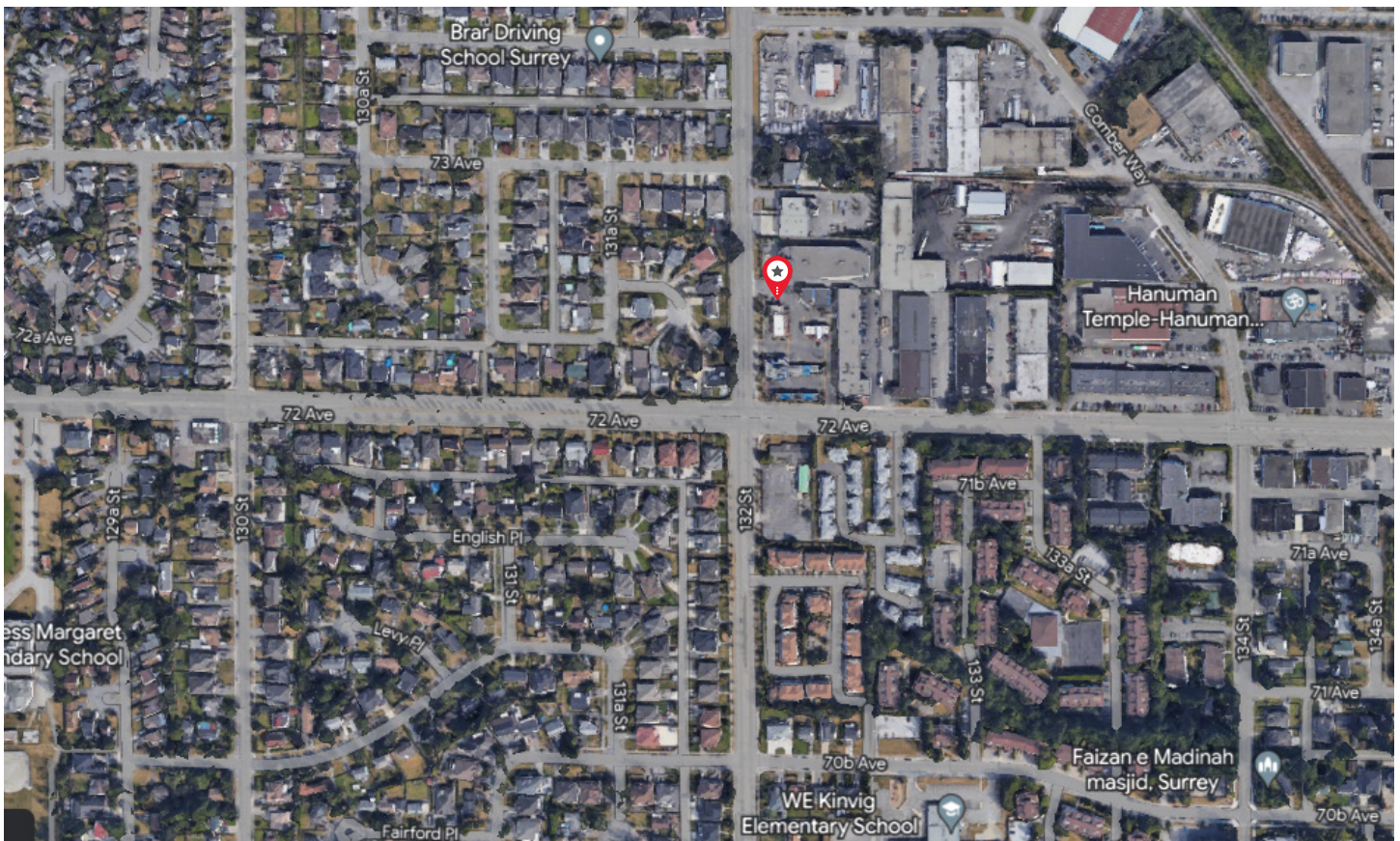
\$45.00 PSF

ADDITIONAL RENT

Estimated at \$13.00 PSF (2023)

ZONING

IL



14,200 VEHICLES PER DAY ALONG 132ND STREET

6,137 VEHICLES PER DAY ALONG 72ND AVENUE

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