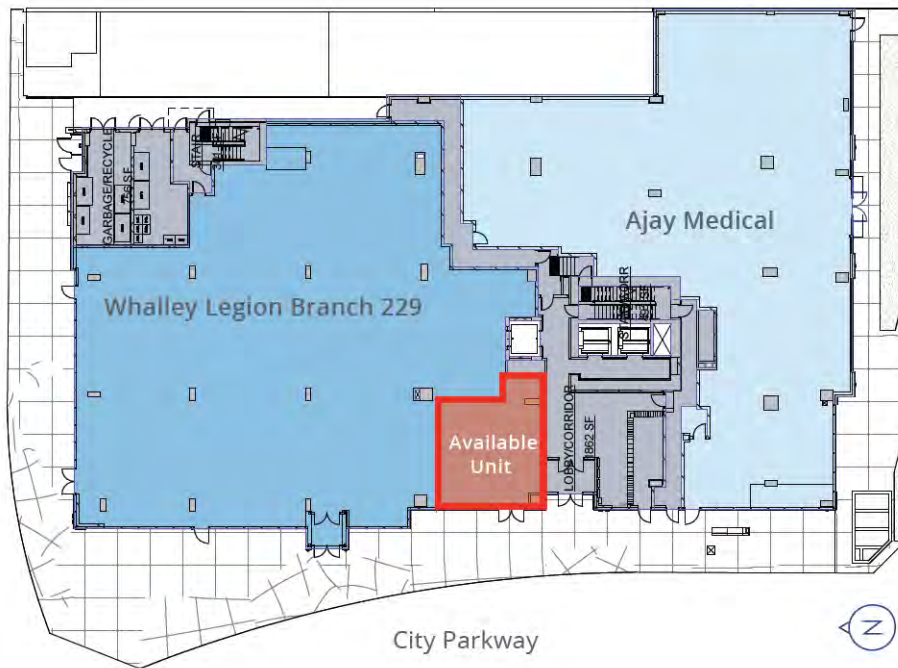


RETAIL UNIT FOR LEASE

LEGION VETERANS VILLAGE

10626 CITY PARKWAY SURREY





PHASE 1 SPACE AVAILABLE

RETAIL SPACE AVAILABLE
GROUND 785 SF

GROUND LEVEL:	785 SF
POSSESSION:	IMMEDIATE
LEASE TYPE:	DIRECT
ASKING RENT:	\$45.00 PER SF
OP. COSTS & TAXES (2023 EST.):	\$14.00 PER SF

NEIGHBOURING TENANTS

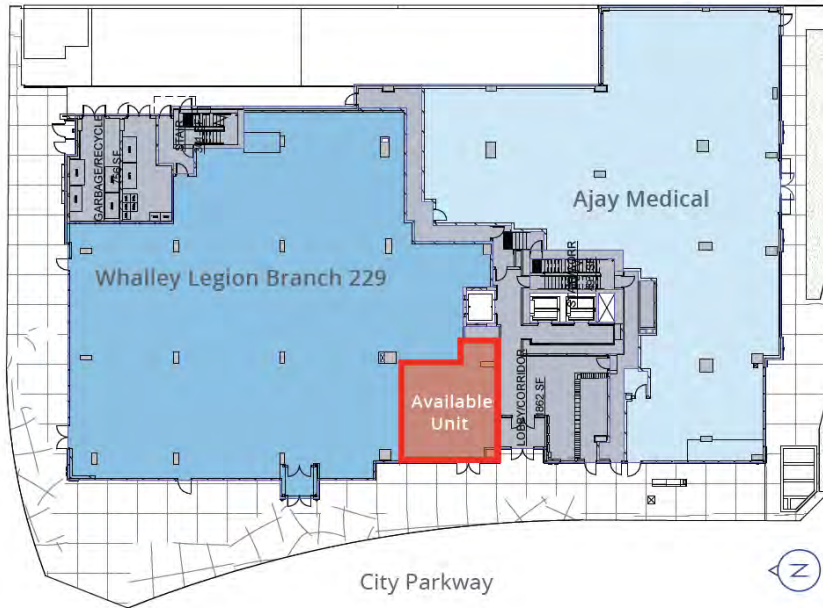
Tom Binnie Park, Chuck Bailey Rec Centre, BC Lions Football Club, Whalley Park & more

ADDITIONAL DETAILS

- Unit is in shell condition and is ideal for coffee shop/restaurant uses
- Residential component of the project will include 496 market residential units in the building plus 91 senior and veterans rental units
- Many new residential developments in this rapidly changing community



SITE PLAN



UNIT FLOOR PLAN

ABOUT THE LEGION VETERANS VILLAGE

The Legion Veterans Village is a \$312M social infrastructure investment in Surrey initiated by the Royal Canadian Legion BC/Yukon Command (BC/Yukon Command), the Whalley Legion Branch 229, and the Lark Group. Legion Veterans Village is Canada's first Centre of Excellence for veterans and first responders.

This multi-purpose facility will feature:

- A brand new state-of-the-art facility for the Whalley Legion Branch 229, to include a community and social lounge/dining space for members and their 150 cadets, an assembly hall, office and kitchen space to service the facility and the community
- Common amenity and outdoor garden spaces
- Innovation Centre for Rehabilitation to include clinical and rehabilitation spaces to advance science, research and evidence-based services and programming

**785 SF RETAIL UNIT
IS LOCATED NEXT TO THE
WHALLEY LEGION
BRANCH 229 AND
AJAY MEDICAL CLINIC**



GATEWAY SKYTRAIN STATION



TOM BINNIE PARK



THE DELL SHOPPING CENTRE



BC LIONS TRAINING CENTRE



CC 1, 2, 3

H SURREY MEMORIAL

T KING GEORGE STATION

HOLLAND PARK

CENTRAL CITY MALL

SURREY CENTRE STATION **T**

CIVIC PLAZA



KING GEORGE BOULEVARD

BC LIONS FOOTBALL CLUB

UNIVERSITY DRIVE

CHUCK BAILEY RECREATION CENTRE

WHALLEY LITTLE LEAGUE

CITY PARKWAY

WHALLEY PARK

T GATEWAY STATION

PLEASE CONTACT US FOR MORE INFORMATION:

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