

FOR LEASE

OCEAN PARK SHOPPING CENTRE
12885 16TH AVENUE
SOUTH SURREY, BC



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
2KM

| | |
|------------------|--------------------------------|
| 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) |
| 22.3% | < 19 |
| 54.5% | 20 - 64 |
| 23.2% | > 65 |
| 48.7 | Median Age |
| \$158,277 | Average Household Income |

Eric Walker

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PROPERTY MANAGED BY:

<https://ruralstores.ca/>

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OCEAN PARK SHOPPING CENTRE
12885 16TH AVENUE
SOUTH SURREY, BC



AREA AVAILABLE

963 SF

RENT

Starting at \$50.00 net PSF

ADDITIONAL RENT

\$17.95 PSF + 7% Mgmt on Total Rent

GROSS MONTHLY OCCUPANCY COSTS YEAR 1

\$5,834.70 before GST & Utilities

AVAILABLE

February 1, 2025

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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