



**CUSHMAN &
WAKEFIELD**

FOR LEASE

END-CAP RETAIL PREMISES

8410 160TH STREET, FLEETWOOD, SURREY, BC



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END-CAP RETAIL PREMISES

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OPPORTUNITY

To lease approximately 2,000 sf of end-cap retail space in the popular Fleetwood Neighbourhood. The site offers parking and co-tenancy with the Social Tavern.

LOCATION

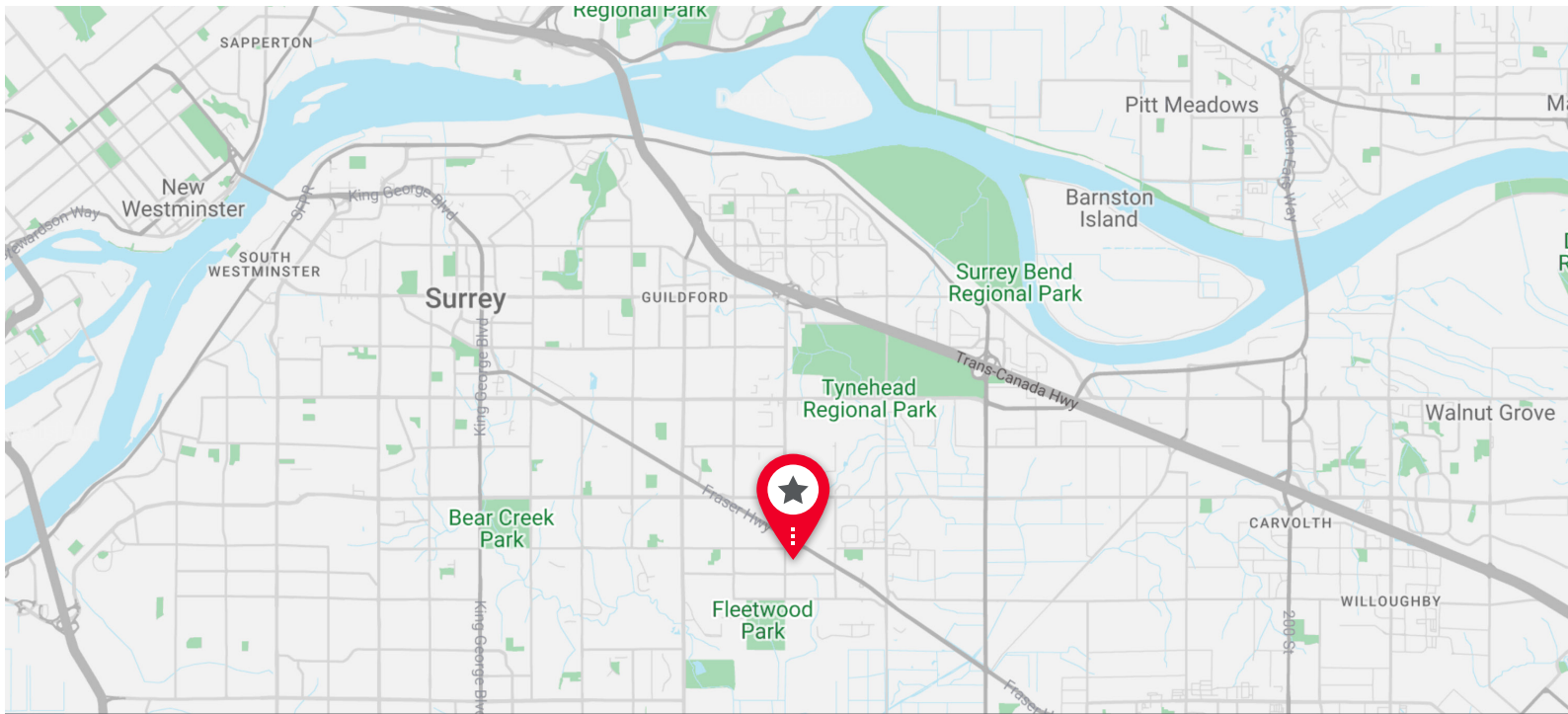
Ideally situated on the NE corner of 160th Street and 84th Avenue, in the Fleetwood neighbourhood of Surrey B.C. This location is just a block south and west of Fraser Highway. 160th Street offers direct access to Highway 1, and Fraser Highway is serviced by bus with the skytrain (Expo Line) coming. See link below. Furthermore, see the link for the Fleetwood Plan. Fleetwood is one of the five major city centres in Surrey. Surrey is the fastest growing City in B.C., and the 4th fastest growing City in Canada with a growth rate of 9.7%. is expected to surpass Vancouver in population by 2030.

<https://www2.gov.bc.ca/gov/content/transportation-projects/surrey-langley-skytrain/surrey-langley-skytrain-project-project-overview>

<https://www.surrey.ca/renovating-building-development/land-use-planning-development/land-use-planning/fleetwood-land-use-plans/fleetwood-town-centre-plan>

LEASE TERMS

Asking Basic Rent:	\$5,800 per month
Estimate Additional Rent:	\$2,000 per month
Term:	Approximately 9 years without demo clause
Renewal Options:	Available with Demo clause
Size:	Approximately 2,000 sf



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