

# DISTRICT 128

RETAIL SPACE FOR LEASE

7880 128 STREET, SURREY BC

 CUSHMAN &  
WAKEFIELD

# PROPERTY OVERVIEW

Located in the heart of Surrey, District 128 Business Park at 7880 128th Street will feature approximately 300,000 square feet of retail CRU space for lease and strata office space available for purchase. Designed to become a best-in-class business hub for Surrey and the surrounding communities, it is set to be ready for occupancy by Q1 2027. Strategically positioned in a growing, family-friendly neighborhood, the development is surrounded by residential homes, parks, and local businesses, making it an attractive option for both families and young professionals.



# PROPERTY HIGHLIGHTS



**Breaking Ground**  
in Q4 2024

**Occupancy**  
Q1 2027



**Conveniently located near major transportation routes,** including the Trans-Canada Highway (Highway 1) and King George Blvd, providing easy access to other parts of Metro Vancouver



**Situated near numerous parks,** including the expansive Bear Creek Park, offering walking trails, sports fields, and picnic areas



# LOCATION

Located south of the Fraser River, Surrey is a vibrant, rapidly growing city bordered by Delta to the west, Langley Township to the east, and White Rock to the south. Known for its diverse communities and balance of urban and natural environments, it's a desirable place to live, work, and play. With over 500,000 residents, Surrey is one of British Columbia's largest cities, offering a rich array of amenities, parks, schools, and cultural attractions.

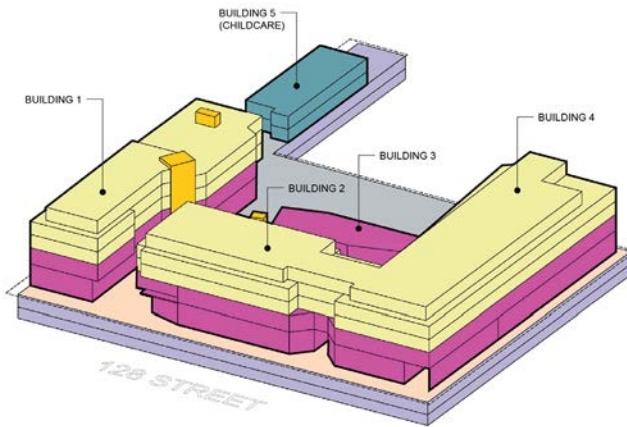


| DEMOGRAPHICS                      | 1 K M     | 3 K M     | 5 K M     |
|-----------------------------------|-----------|-----------|-----------|
| Household Population              | 5,136     | 114,257   | 289,254   |
| Daytime Population                | 13,249    | 102,607   | 215,331   |
| Projected Annual Growth (5 years) | 0.7%      | 1.0%      | 2.6%      |
| Median Age                        | 33        | 35        | 36        |
| Average Household Income          | \$134,367 | \$125,164 | \$130,613 |



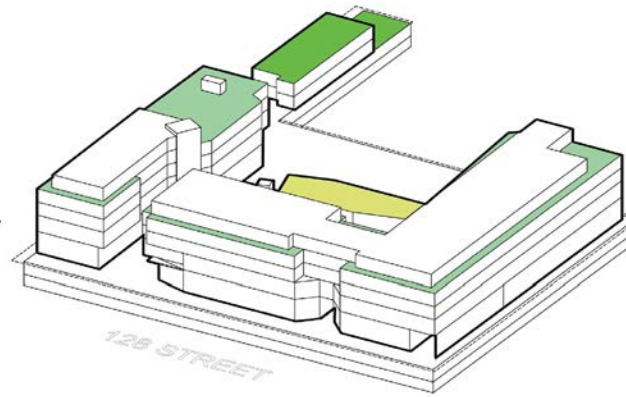
# SITE OVERVIEW

## AREA PROGRAMMING



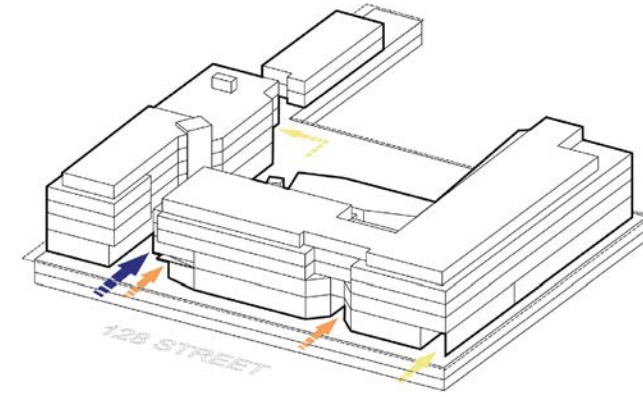
- COMMERCIAL RETAIL UNITS
- OFFICE
- VERTICAL CIRCULATION
- CHILD CARE
- PARKADE
- SURFACE PARKING

## GREEN AREAS



- GREEN ROOF
- OFFICE- OUTDOOR AMENITY
- CHILD CARE- PLAY AREA

## ACCESS



- VEHICULAR ENTRY TO SITE
- PEDESTRIAN ENTRY THROUGH BREEZEWAY
- ENTRY TO PARKADE

## ORGANIZATION OF AREAS

- Commercial retail units are proposed on the first two storeys of 4 buildings designed along 128 street and around centrally landscaped plaza
- Offices are proposed on 3rd to 5th floors and have multiple centrally located cores
- Childcare building is proposed in the panhandle portion of site for secure & distinct placement
- Surface parking is adorned with specialty paving & interesting landscaped pockets
- All other parking needs, amenities & utilities are met in underground parkade

## GREEN AREAS

- There are multiple landscaped spaces being proposed:
  - Landscaped central plaza
  - Rooftop amenity spaces available to the office users
  - Outdoor play area for childcare on Level-1 and rooftop
- The green roof proposed for building-3 which provides visual respite to the office users in buildings 1, 2 & 4

## ACCESS TO SITE

- Level-1 retail units have access directly from 128 street and centrally located landscaped plaza
- 2nd storey retail stores are accessed through open walk way connecting all the commercial buildings proposed
- Offices are accessed via centrally located cores
- Childcare building has secure drop-off parking and wide pedestrian entrances

# FLOOR PLAN 1



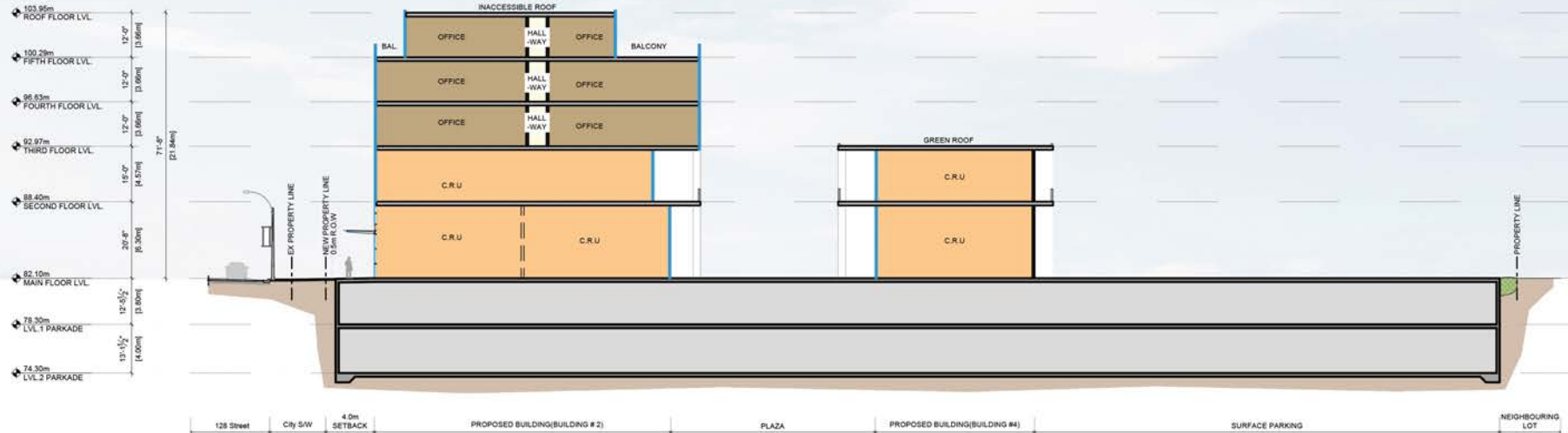
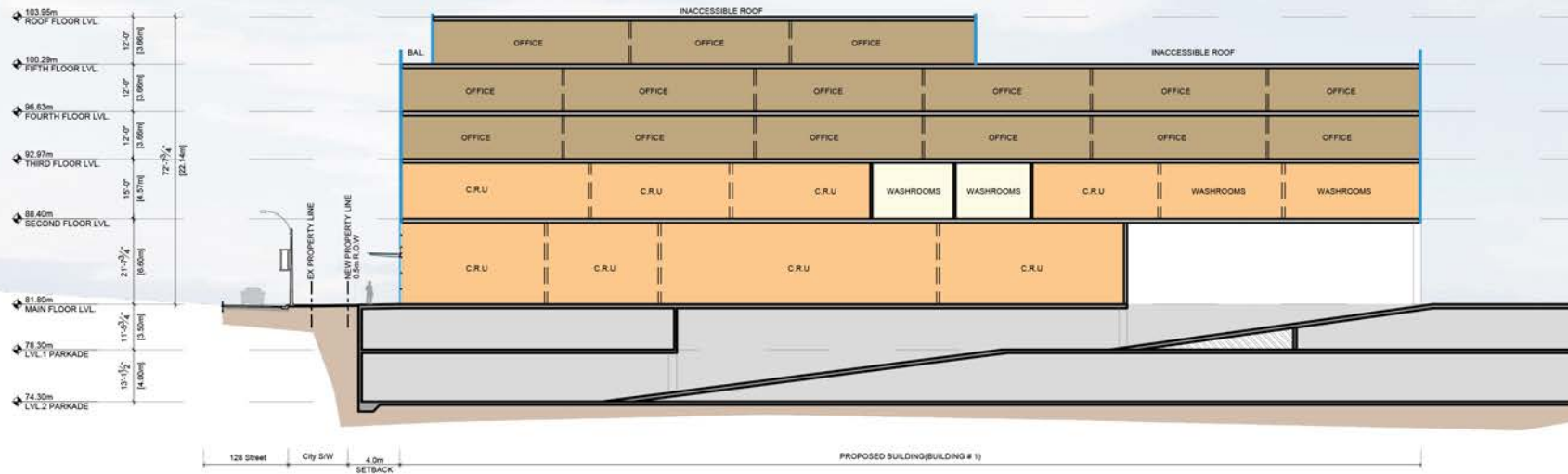
DISTRICT 128

# FLOOR PLAN 2



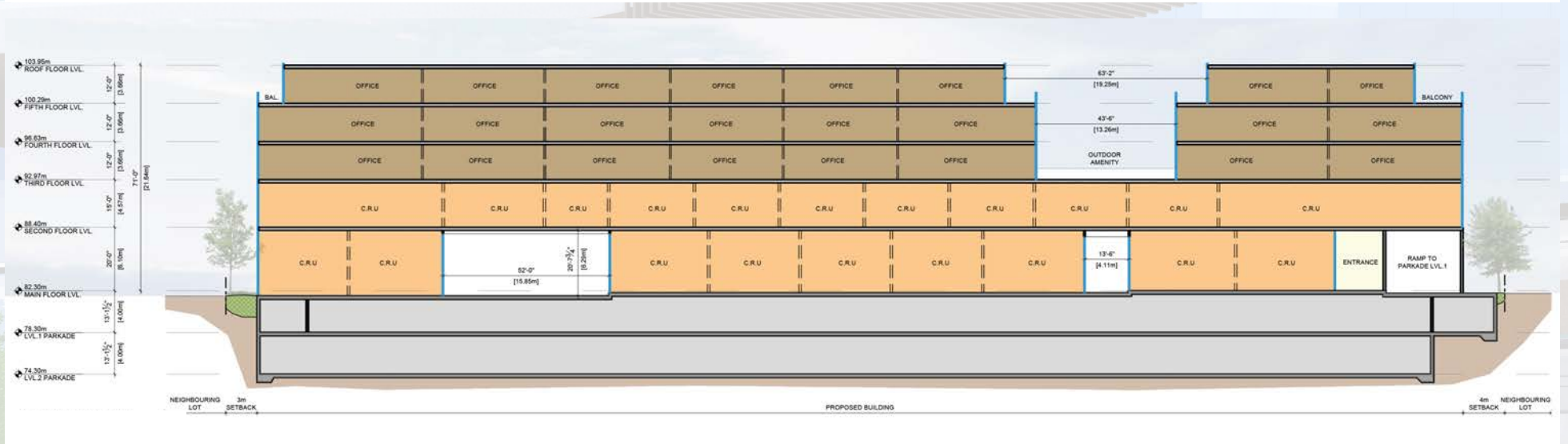
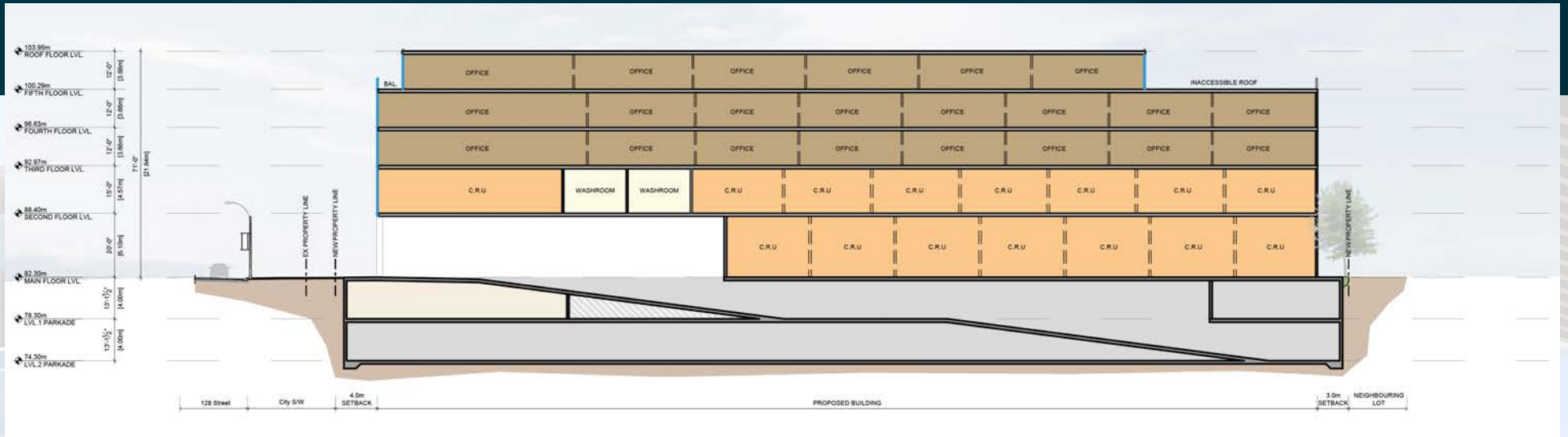
# STACKING PLAN 1

# DISTRICT 128



# STACKING PLAN 2

# DISTRICT 128







# DISTRICT 128



# DISTRICT 128

RETAIL SPACE FOR LEASE



# DISTRICT 128

7880 128 STREET, SURREY BC

## CONTACT INFORMATION

### CODY BUCHAMER

Associate Vice President  
Commercial Sales & Leasing  
+1 604 608 5999  
[cody.buchamer@cushwake.com](mailto:cody.buchamer@cushwake.com)

### CRAIG HAZIZA

Vice President  
Retail Sales & Leasing  
+1 604 640 5891  
[craig.haziza@ca.cushwake.com](mailto:craig.haziza@ca.cushwake.com)



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-11.18.2024