

FOR LEASE



CRU #1 9989 152ND STREET
SURREY, BC

TOWNGATE CENTRE
2,983 SF (DEMISABLE ±1,568 SF & 1,414 SF)



- 89** WALKING SCORE
VERY WALKABLE
- 57** TRANSIT SCORE
GOOD TRANSIT
- 60** BIKE SCORE
BIKEABLE

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CRU #1 9989 152ND STREET SURREY, BC

AVAILABLE AREA

2,983 SF will demise
CRU 1A ±1,568 SF
CRU 1B ±1,414 SF

STARTING RENT

\$55 NET PSF

ADDITIONAL RENT

\$17.25 PSF (2024)

TERM

5 to 10 years with
Option(s) to Renew

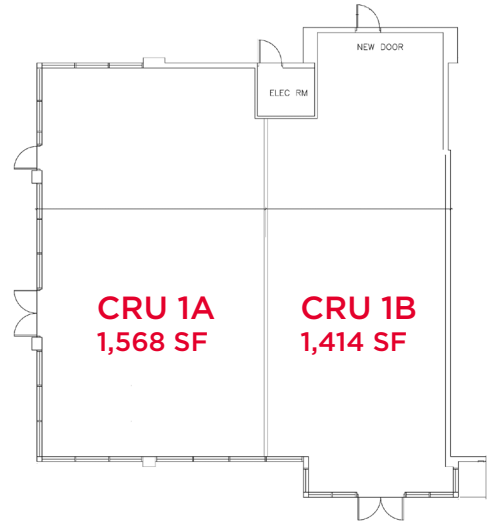
NO DEMOLITION NOTICE

Before July 1, 2034 (and not less than
12-months written notice)

POSSESSION

Not later than September 1, 2025

FLOOR PLAN

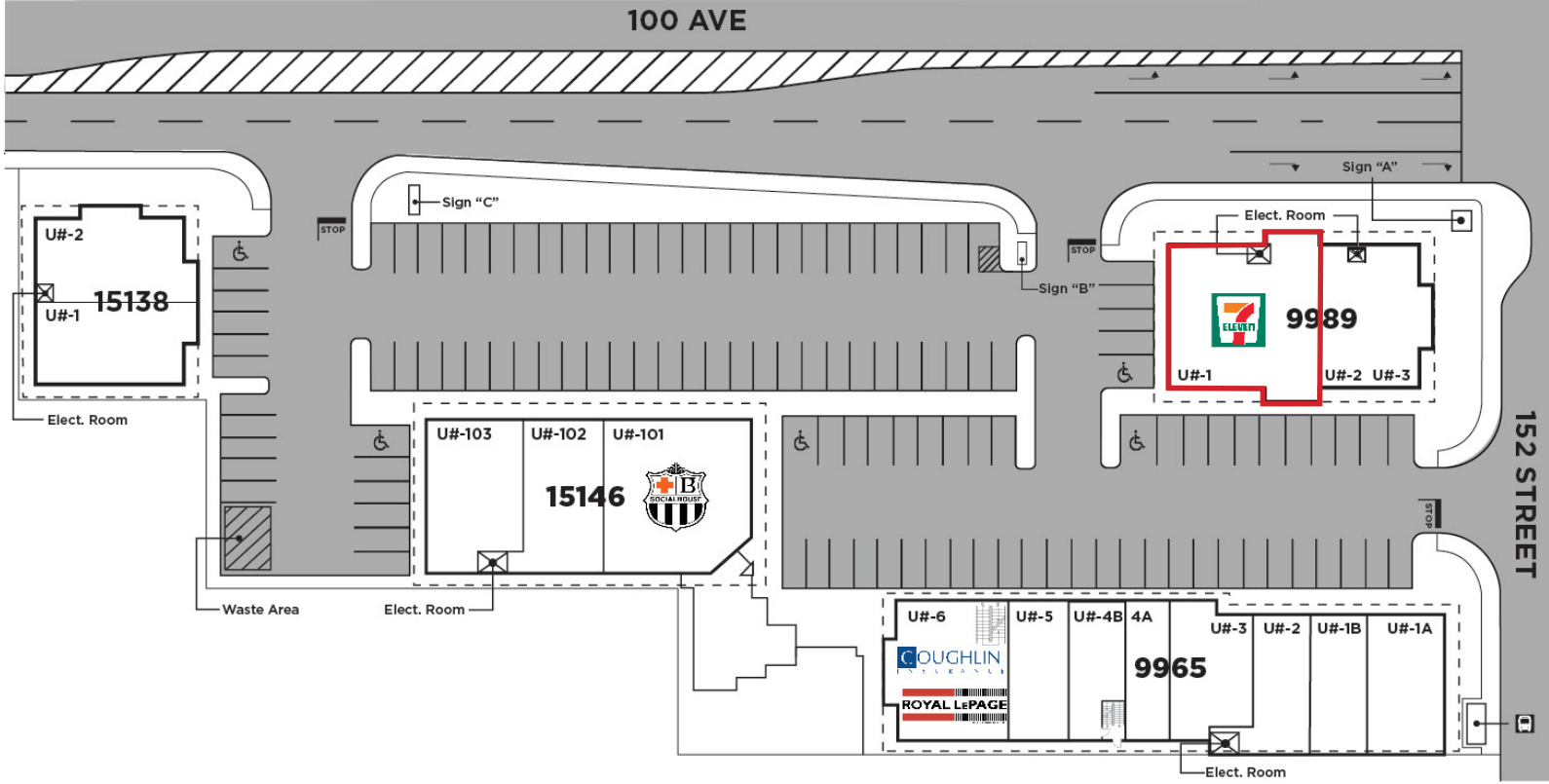


DEMOGRAPHICS

	3km	5km	7km
Population (2022)	17,887	104,564	218,223
Population (2027)	18,423	108,352	229,934
Projected Annual Growth (2022 - 2027)	3.0%	3.6%	5.4%
Median Age	42.0	39.5	38.9
Average Household Income (2022)	\$93,337	\$106,561	\$109,121



TOWNGATE CENTRE UP TO 2,983 SF (DEMISABLE)



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