



**CUSHMAN &  
WAKEFIELD**

# RETAIL SPACE FOR LEASE NEWTON CROSSING

**KING GEORGE BOULEVARD & 72<sup>ND</sup> AVE  
SURREY, BC**



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# RETAIL SPACE FOR LEASE

## NEWTON CROSSING

### KING GEORGE BOULEVARD & 72<sup>ND</sup> AVE SURREY, BC

#### LOCATION

Newton Crossing is strategically located at the prominent southeast corner of King George Blvd and 72nd Avenue within the heart of Newton's commercial core. King George Blvd is a major north/south traffic thoroughfare connecting Whalley, Surrey City Centre and the Pattullo Bridge to the north and Highway 99, South Surrey and White Rock to the south. 72nd Avenue is also home to one of Surrey's largest industrial areas, and retailers such as Real Canadian Superstore, Costco, Safeway and Canadian Tire all of which are located within 1 kilometer of Newton Crossing.

#### THE PROJECT

Newton Crossing is a vibrant neighbourhood business plaza comprising of approximately 27,000 square feet of retail space and approximately 23,000 square feet of office space. Newton Crossing is home to CIBC, Wings Restaurant, and a variety of other retail, service and professional oriented tenants.

#### FEATURES

- Excellent exposure from King George Boulevard & 72nd Avenue
- Traffic by the Centre exceeds 60,000 vehicles per day
- Pylon and building signage
- Tremendous exposure
- Ample surface parking

#### ZONING

C-8 (Community Commercial Zone) which allows for a variety of retail and medical uses.

#### PARKING

Newton Crossing has approximately 240 surface parking stalls.

#### AVAILABLE AREA

7132 King George Blvd - 2,729 sf

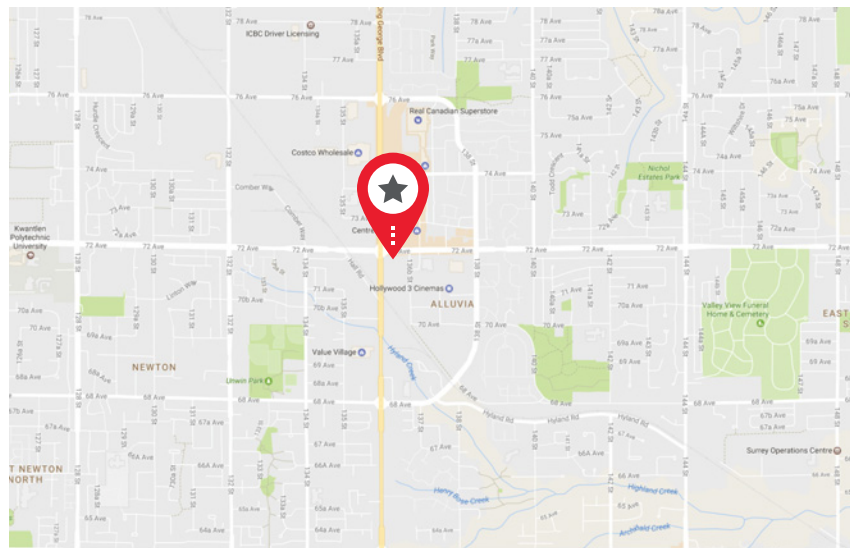
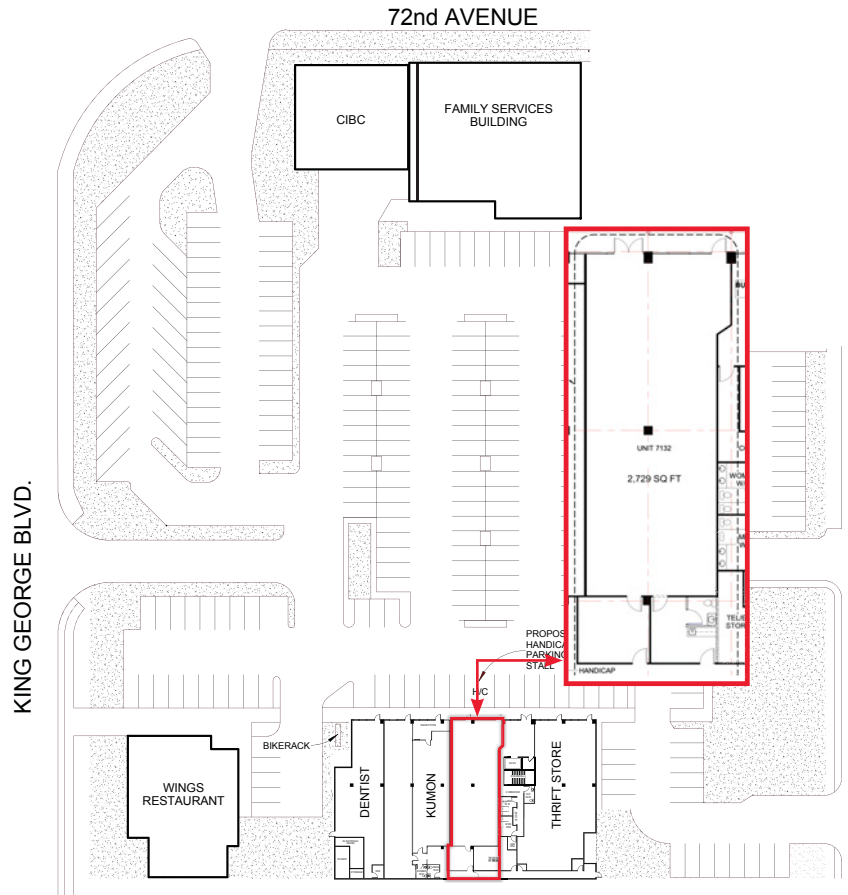
Improved as open plan retail/office with private office and washroom.

#### LEASE RATE

\$28.00 psf

#### TAXES & OPERATING COSTS

\$13.23 psf (est. 2021)



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