

FOR LEASE

16033 108 AVENUE, SURREY, BC

RETAIL OPPORTUNITY IN FRASER HEIGHTS VILLAGE CENTRE

Subject Property

NESTERS MARKET

Scotiabank

AGW

POPEYES Tim Hortons

FRASER HEIGHTS WINE CELLAR

OXYGEN YOGA & FITNESS

Esso

Pizza Pit

160 STREET

108 AVENUE

STARBUCKS COFFEE TD
Rexall

Fraser Heights Secondary School

Fraser Heights Recreation Centre

Robert Hamilton
(604) 398-2773
RHamilton@MarcusMillichap.com

Jack Allpress
(604) 638-1975
JAllpress@MarcusMillichap.com
Personal Real Estate Corporation

Marcus & Millichap

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FAST FACTS



Grocery-anchored by **Nesters Market** with additional tenants including **Scotiabank, A&W, Popeye's Chicken, Tim Hortons, and more**



One Unit Available
1,459 SF



Centrally Located in the Upscale Community of
Fraser Heights



Average Household Income (1km Radius)
\$136,003



OPPORTUNITY

Fraser Heights Village Centre is located at the NE corner of 160 Street and 108 Avenue, in the heart of the upscale Fraser Heights community of Surrey, BC. The grocery-anchored retail node is ideally positioned on the NW and NE corners of 160th Street and 108th Avenue, catering to the local community. Major nearby retailers include Nesters Market, Scotiabank, Popeye's Chicken, A&W, Fraser Heights Liquor Store, and Tim Hortons. The subject property represents an excellent opportunity to join national retailers in a sought-after community.

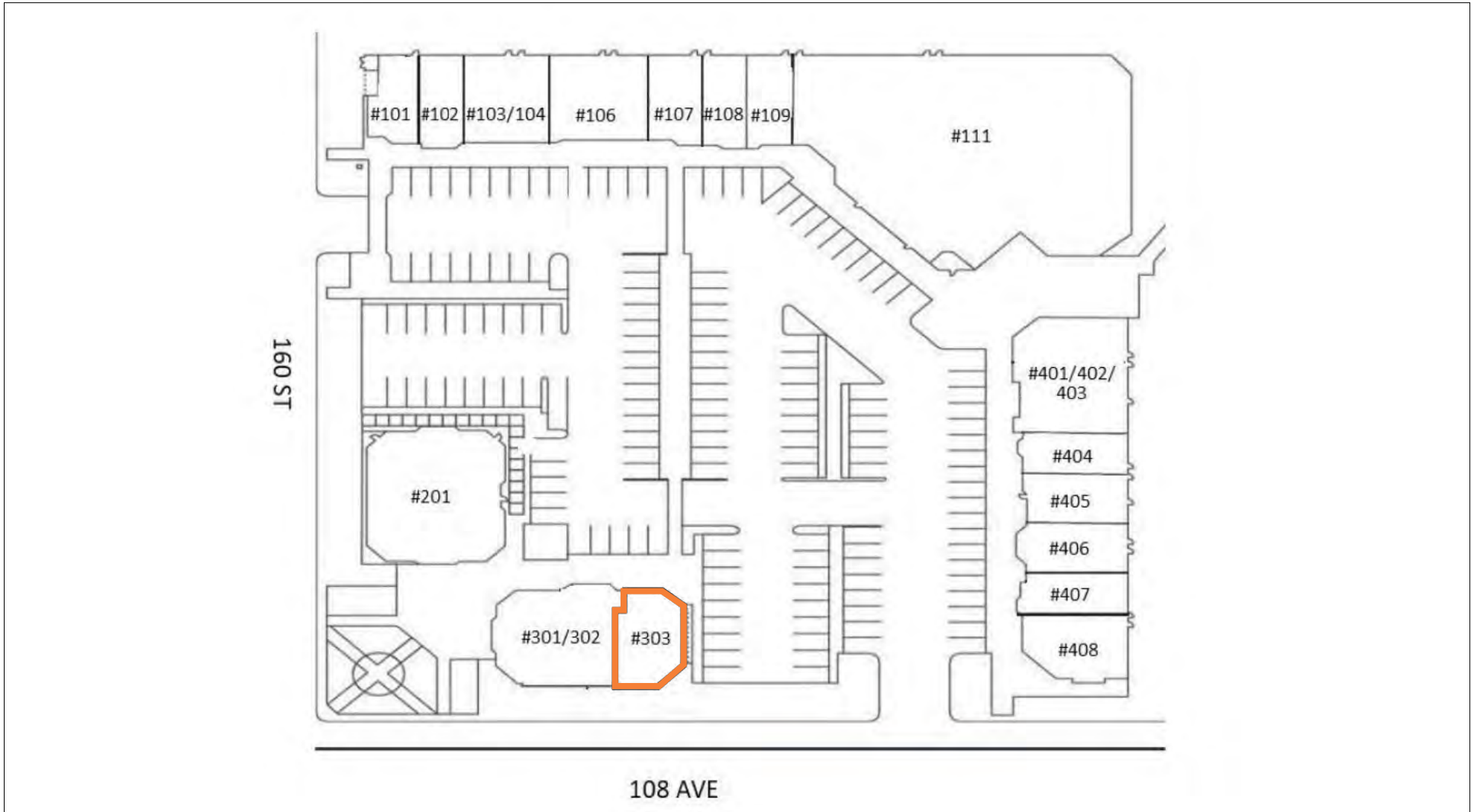
SALIENT DETAILS

| | |
|---------------------------|--|
| Municipal Address: | 16033 108 Avenue, Surrey, BC |
| Available Space: | Unit 303 - 1,459 SF |
| Timing: | July 1, 2021 |
| Traffic Counts: | 160 Street: 10,200 VPD |
| Access/Egress: | All access along 108 Avenue and 160 Street |
| Additional Rent: | \$14.70 PSF |
| Asking Rates: | Contact Listing Agent |

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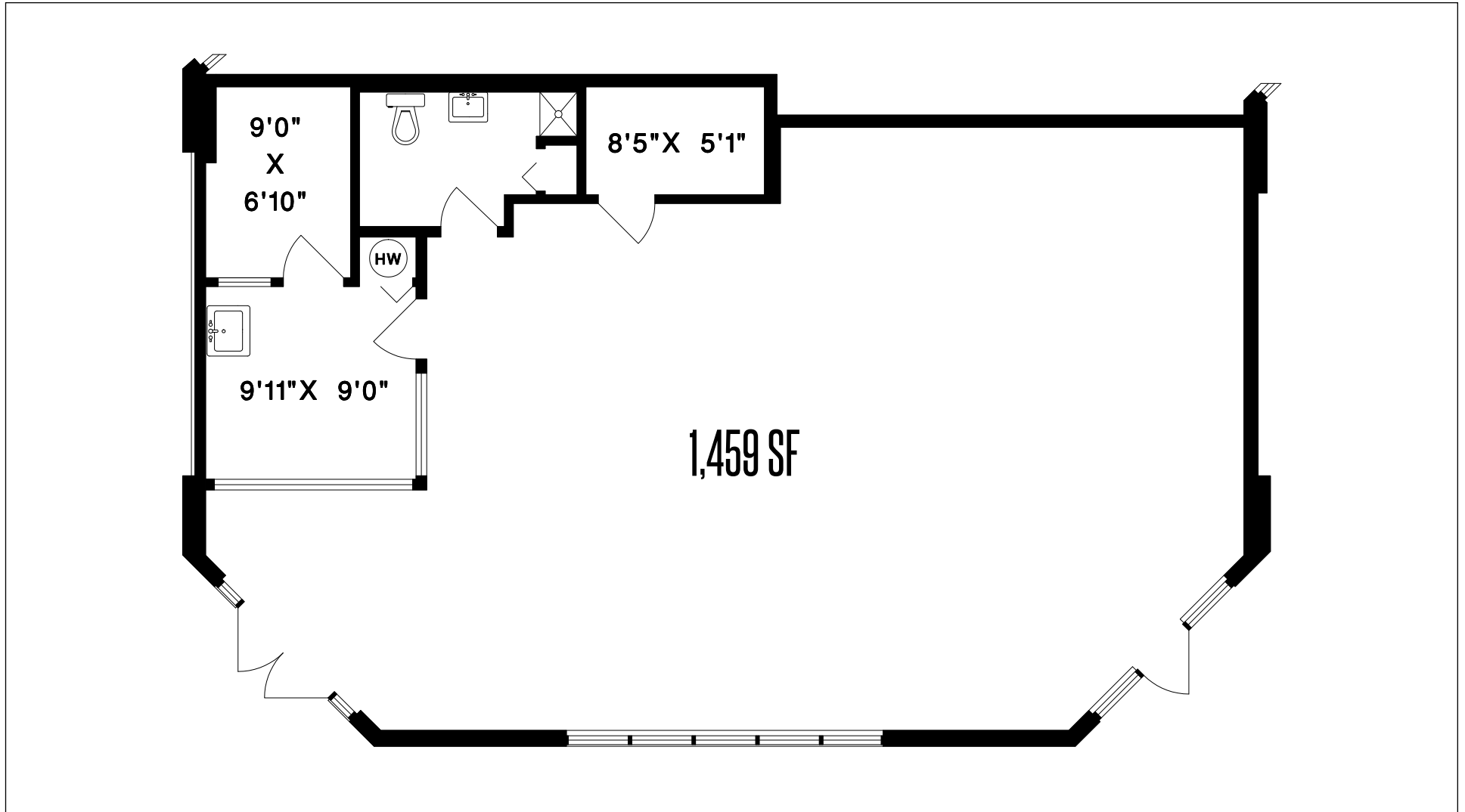
SITE PLAN



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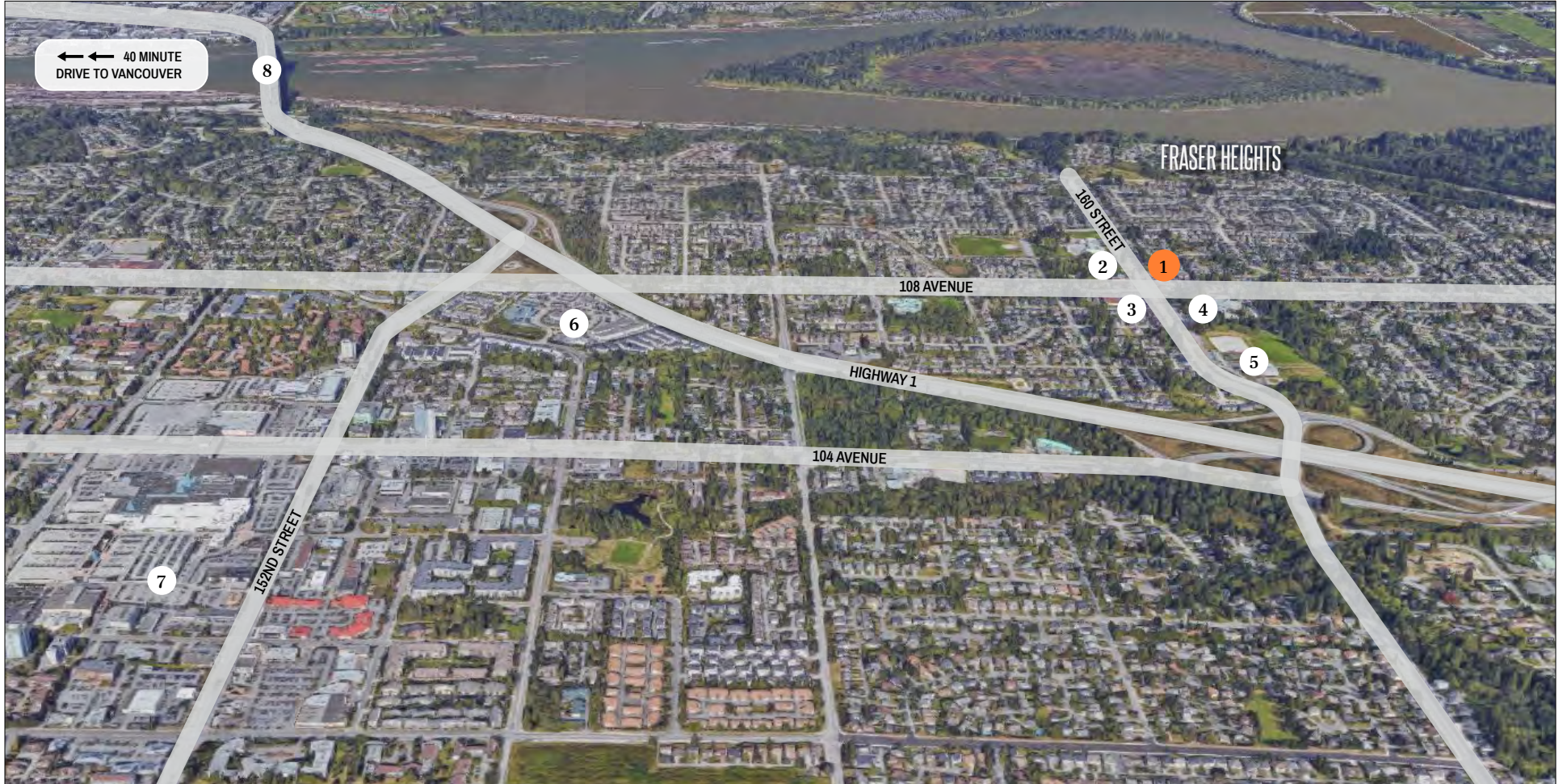
UNIT 303 FLOOR PLAN



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| 2020 Demographics | 1KM | 3KM | 5KM | Surrey |
|--------------------------|-----------|-----------|-----------|-----------|
| Population | 9,550 | 63,428 | 145,123 | 574,657 |
| Households | 2,649 | 20,763 | 47,531 | 183,889 |
| Average Household Income | \$136,003 | \$103,932 | \$103,689 | \$110,097 |



1. Subject Property
2. Esso, Oxygen Yoga, Pizza Pit
3. Rexall, TD Canada Trust, Starbucks
4. Fraser Heights Secondary School
5. Fraser Heights Recreation Centre
6. North Surrey Auto Mall
7. Guildford Town Centre: Walmart, Landmark Cinemas, BC Liquor Stores, London Drugs
8. Port Mann Bridge

Marcus & Millichap

Marcus & Millichap
1280-333 Seymour Street
Vancouver, BC V6B 5A6

T (604) 638-2121
F (604) 638-2122

MarcusMillichap.ca

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