



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

PACIFIC HIGHWAY BUSINESS PARK  
**17660 65A AVENUE SURREY, BC**

**FULLY FIXTURED FITNESS FACILITY**



**LEASED**

**FOR LEASE**

**NEW // AVERAGE HOUSEHOLD INCOME \$115,728 // ZONING IB-1**

**HIGH EXPOSURE  
MORE THAN 36,100 VEHICLES DAILY**



176TH STREET / PACIFIC HIGHWAY  
**+17,700** VEHICLES DAILY (NORTHBOUND)  
**+18,400** VEHICLES DAILY (SOUTHBOUND)



NEARBY ON 64TH AVENUE  
**+30,400** VEHICLES DAILY (WESTBOUND)  
**+26,500** VEHICLES DAILY (EASTBOUND)

**AREA DEMOGRAPHICS**



**WITHIN  
2 KM**

<b>417</b>	Businesses
<b>9,228</b>	Daytime Working Population
<b>23,512</b>	Total Population
<b>6.2%</b>	Projected Growth (2016 - 2021)
<b>7,982</b>	Households
<b>5.8%</b>	Projected Growth (2016 - 2021)
Ages:	<b>25.7%</b> < 19 <b>61.0%</b> 20 - 64 <b>13.2%</b> > 65 <b>39.5</b> Median Age
<b>\$115,728</b>	Average Household Income

**Eric Walker**

Associate Vice President  
604 608 5998  
eric.walker@cushwake.com

**William N. Hobbs**

Personal Real Estate Corporation  
W. N. (Bill) Hobbs, B.Comm., R.I. (BC)  
Senior Vice President, Industrial  
604 640 5808  
bill.hobbs@cushwake.com



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**PACIFIC HIGHWAY BUSINESS PARK  
17660 65A AVENUE SURREY, BC**

**4,496 SF**

**RENT**

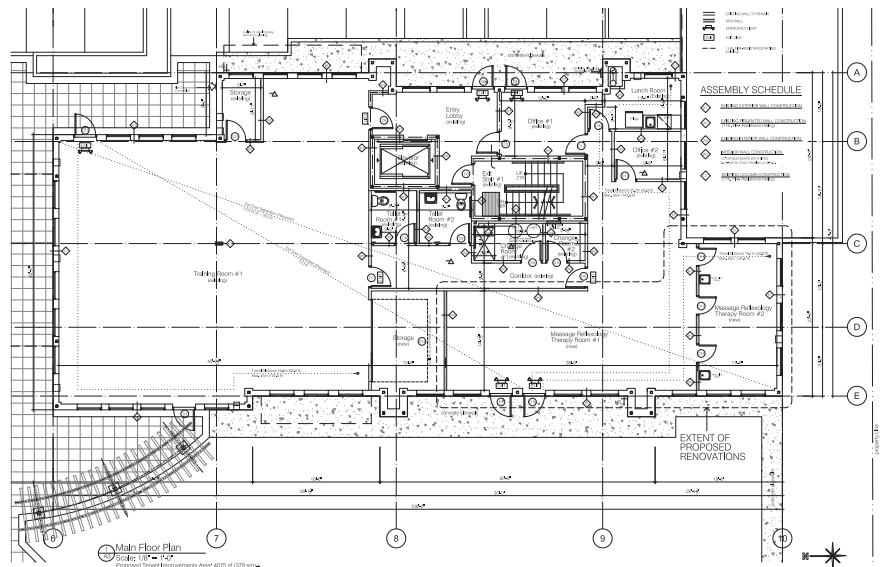
\$23.50 net psf

**ADDITIONAL RENT**

\$8.88 psf (est for 2021)

**GROSS MONTHLY  
OCCUPANCY COSTS**

\$12,131.71 (Before GST & Utilities)



**Eric Walker**

Associate Vice President  
604 608 5998  
eric.walker@cushwake.com

**William N. Hobbs**

Personal Real Estate Corporation  
W. N. (Bill) Hobbs, B.Comm., R.I. (BC)  
Senior Vice President, Industrial  
604 640 5808  
bill.hobbs@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 11/20 no