



**CUSHMAN &
WAKEFIELD**

RETAIL // PHASE 3 FOR LEASE

PACIFIC HIGHWAY BUSINESS PARK

17660 65A AVENUE

SURREY, BC

OFFICE FOR SALE - 2 UNITS LEFT

SURFACE & UNDERGROUND PARKING

RETAIL - ONLY 3 UNITS REMAIN

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)



WITHIN
2 KM

AREA DEMOGRAPHICS

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

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OPPORTUNITY

Cushman & Wakefield Ltd. is pleased to present the opportunity to lease in the new Pacific Highway Business Park. This multi-phased development includes retail, office and warehouse availability with excellent access to all major traffic arteries in the immediate area. This brand new development offers high end building finishing and is surrounded by an abundance of commercial amenities making it the perfect destination to lease or own.

Phase I: **WAREHOUSE - LEASED**

Phase II: 35,000 square feet of office space

Phase III: 12,918 sf - over 50% leased

AVAILABLE SPACE

PHASE II - STRATA OFFICE

STRATA LOT	SIZE (SF)	ASKING PRICE
SECOND FLOOR		
23	1,607	UNDER CONTRACT
24	1,213	SOLD
25	1,381	UNDER CONTRACT
26	1,609	SOLD
30	1,834	\$568,540
31	1,831	\$567,610
32	1,727	SOLD

PHASE III - RETAIL

SUITE	SIZE (SF)	LEASE RATE
Building A	6,650	LEASED
Building B		
Unit 101	1,855	\$25.00 psf (net)
Unit 102	2,098	\$25.00 psf (net)
Unit 201	2,315	\$23.00 psf (net)

ZONING

IB-1 Business Park Zone

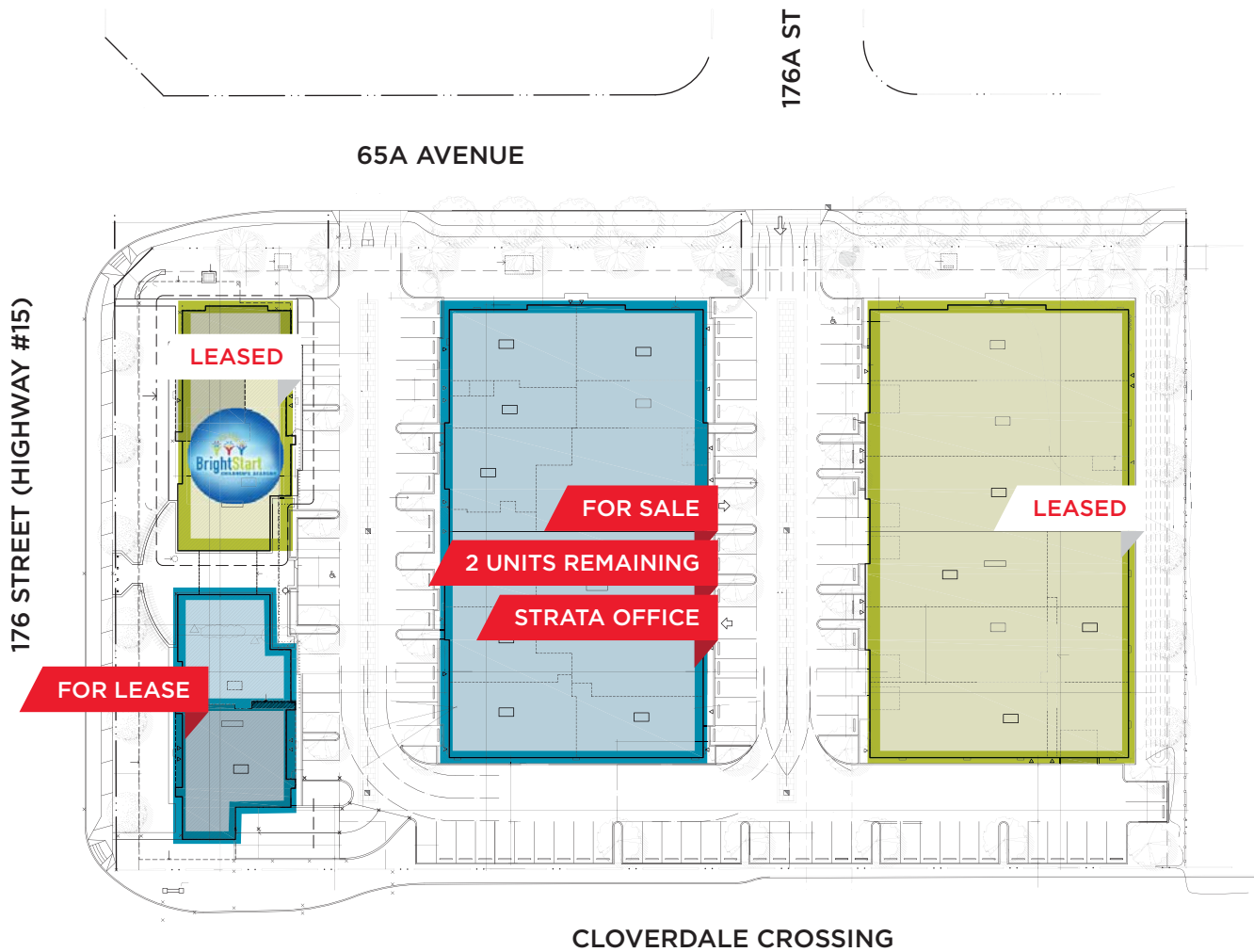
ADDITIONAL RENT

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OCCUPANCY

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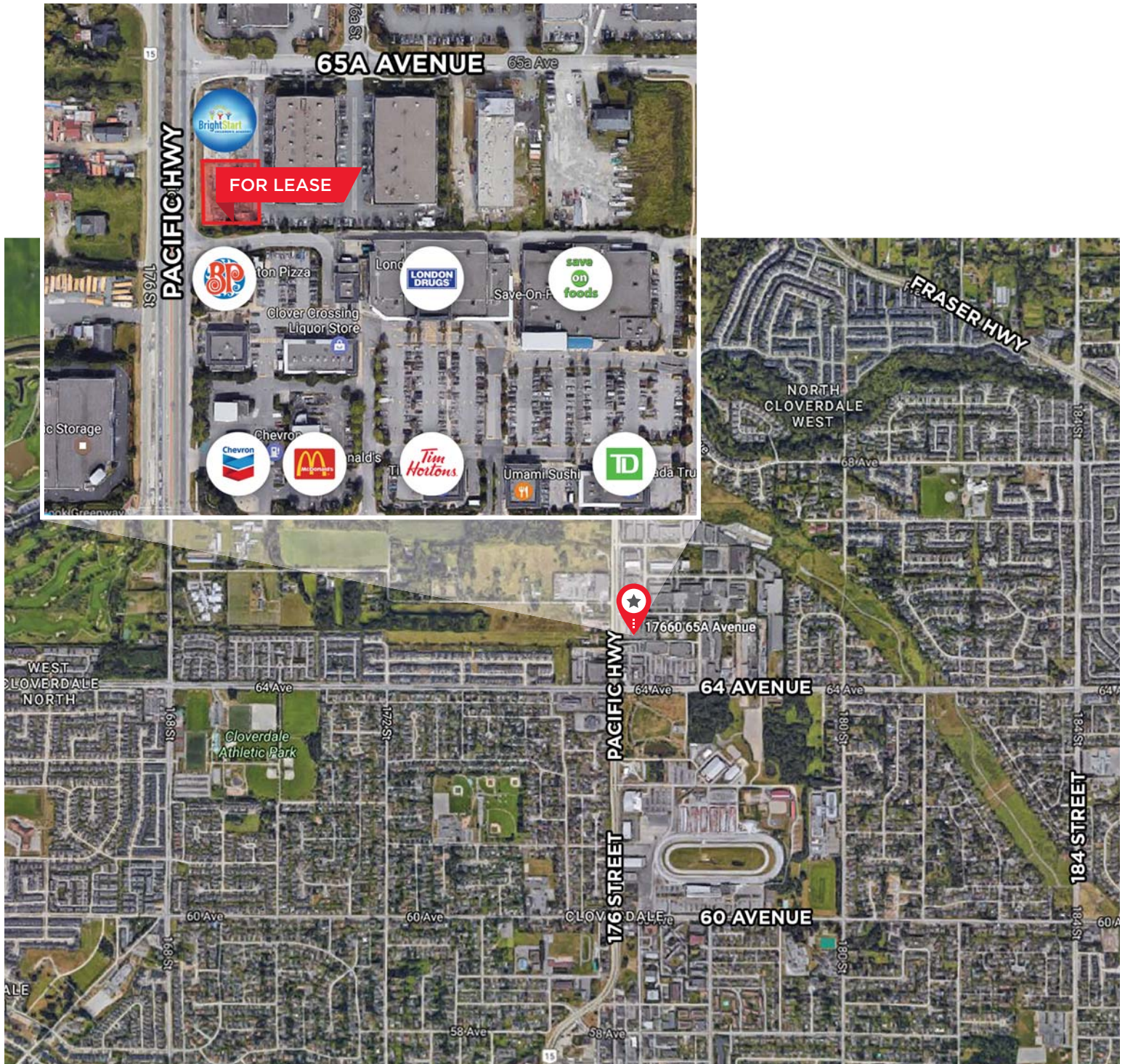






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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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