SURREY, B.C.

NW CORNER OF 152 STREET AND LINCOLN DRIVE

FOR LEASE

RESTAURANT SPACE IN THE HEART OF THE GUILDFORD

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OPPORTUNITY

TO LEASE RESTAURANT SPACE IN THE HEART OF GUILDFORD IN SURREY, BC.

The premises are fully improved as a restaurant and provide excellent exposure to the bustling 152nd Street Commercial Corridor

SALIENT FACTS

MUNICIPAL ADDRESS	Northwest Corner of 152 Street and Lincoln Drive 10608 151A Street, Surrey, BC V3R 1J8
LEGAL ADDRESS	PID: 000-589-675 Lot 111, Block 5N, Plan NWP66002, Section 20, Range 1W, New Westminster Land District
GROSS RENTABLE AREA	5,670 SF plus a second floor exterior patio of 1,156 SF
PARKING	Ample on-site surface parking
ACCESS/EGRESS	151A Street: All-directional 152 Street: Right in; Right out
ZONING	CD By-Law No. 14726. A zoning that permits the development of tourist accommodation and associated uses as well as multiple residential uses. Accessory uses limited to the following: › Eating establishment › Child care centre › Convenience store
ASKING RENT - SEMI-GROSS RENT BASIS	$45.00 per square foot per annum **not including in-suite utilities and garbage removal/recycling*

East Elevation of Main Level and Second Floor Patio

FLOOR PLAN

MAIN FLOOR
151 A Street
Hotel Lobby
Lincoln Drive
Hotel Lobby Entrance
SECOND FLOOR PATIO
Lincoln Drive
Stairs
Second Floor Patio
Parking Lot
Parking Lot
152 Street

LOCATION

The subject property is located along the bustling 152nd Street corridor in the Guildford Town Centre area of Surrey. Features of the location include:

- A location within Guildford's most dominant retail node
- Adjacent Guildford Town Shopping Centre, a regional shopping centre that draws over 14.8 million shoppers per year
- Next to the Guildford Recreation Centre
- Minutes to the Highway No. 1
- The City of Surrey is the second largest city in BC with a population of 517,885 (2016 Census)
- Guildford has a population in excess of 60,745 persons and an average household income of $87,256 (2016 Census)

PROJECT

The subject premises are located at the base of the Guildford Sandman Hotel (88 suites):

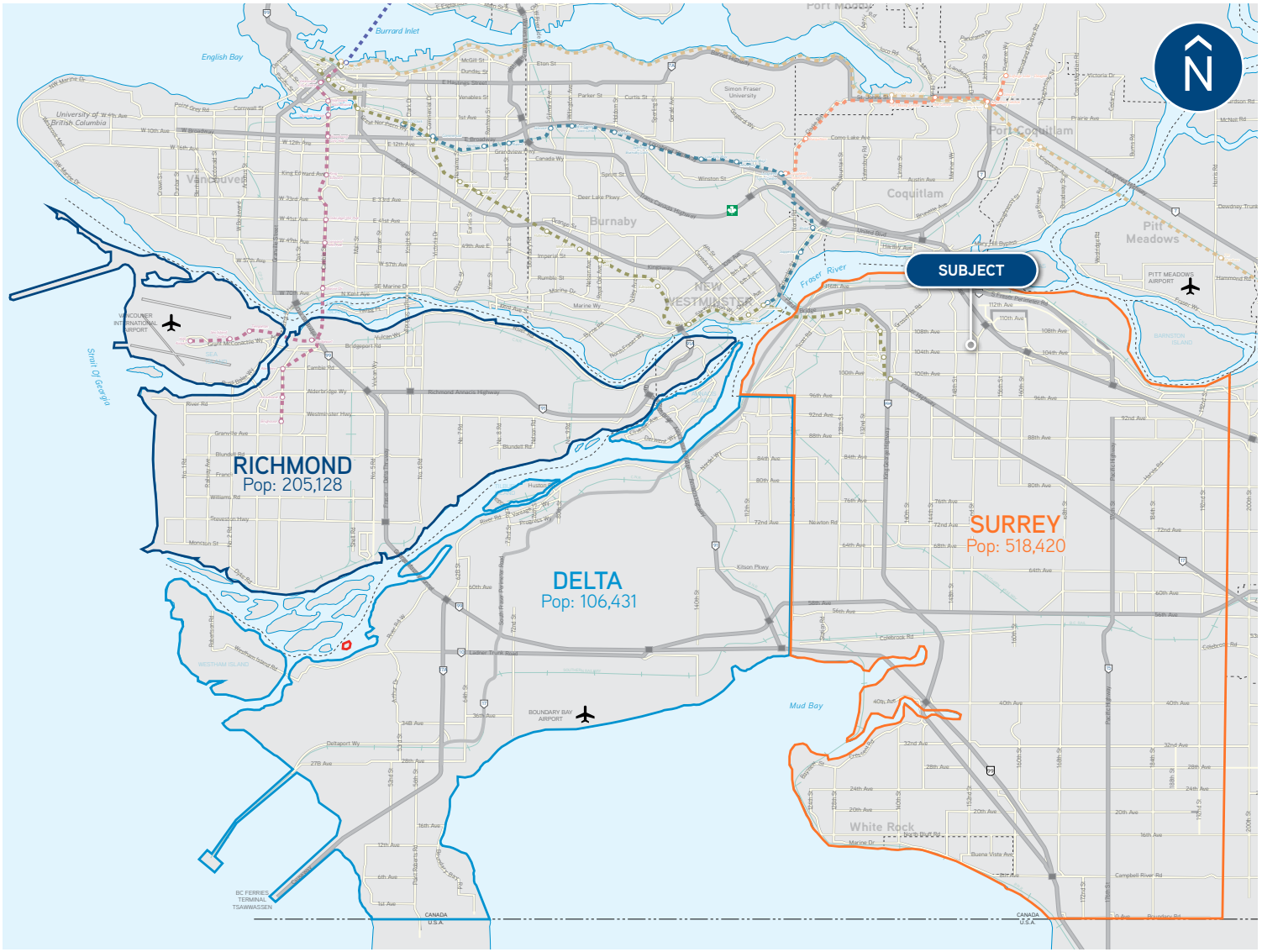
- The project is easy to access and provides an abundance of surface parking
- The premises are just off the hotel's lobby and offer high exposure to 152nd Street
- Fully improved as a modern restaurant/bar
- All aspects of the design support high volume restaurant activity

PHOTO GALLERY

South Elevation

North Elevation

East Elevation


N
SUBJECT
RICHMOND
Pop: 205,128
DELTA
Pop: 106,431
SURREY
Pop: 518,420
Vancouver
Burnaby
NEW WESTMINSTER
Coquitlam
Port Coquitlam
Pitt Meadows
White Rock
Fraser River
Burrard Inlet
English Bay
Strait Of Georgia
Mud Bay
VANCOUVER INTERNATIONAL AIRPORT
PITT MEADOWS AIRPORT
BOUNDARY BAY AIRPORT
BC FERRIES TERMINAL TSAWWASSEN
CANADA
U.S.A.

DEMOGRAPHICS

The following demographics were taken from the subject property and obtained by Piinpoint, a centralized data platform.

DRIVE TIME: 7 MINUTES	
TOTAL POPULATION	66,152
AVERAGE HOUSEHOLD INCOME	$77,062
TOTAL HOUSEHOLDS	23,146
DRIVE TIME: 12 MINUTES	
TOTAL POPULATION	320,099
AVERAGE HOUSEHOLD INCOME	$84,581
TOTAL HOUSEHOLDS	113,418
DRIVE TIME: 17 MINUTES	
TOTAL POPULATION	748,194
AVERAGE HOUSEHOLD INCOME	$85,266
TOTAL HOUSEHOLDS	265,557

*Demographics obtained by Piinpoint

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