

FOR LEASE

10604 KING GEORGE BOULEVARD, SURREY, BC

RETAIL OPPORTUNITY
AT NEWLY RENOVATED
DELL SHOPPING CENTRE



Gateway Station

SHOPPERS
DRUG MART

NESTERS MARKET

SUBWAY

Whalley Station Square
BC LIQUOR STORES

Subject Site

PHARMASAVE

Lucky Supermarket

DOLLARAMA

108TH AVENUE

EXPO LINE SKYTRAIN

WHALLEY AVENUE

138 STREET

105A AVENUE

UNIVERSITY DRIVE

CITY PARKWAY

KING GEORGE BOULEVARD



H&R BLOCK

Tim Hortons



104TH AVENUE

Surrey City Hall

HSBC

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Marcus & Millichap

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DELL SHOPPING CENTRE



Major renovation has revitalized the appearance of the mall to that of a new shopping centre



Grocery anchor tenant opening in 2018



Improved access with the addition of a dedicated left-in turning lane off King George Blvd.

SALIENT DETAILS

Civic Address: 10650 King George Boulevard, Surrey, BC

Availability: Immediately

Zoning: C8 - Community Commercial Zone

Total Leasable Area: 121,287 SF

Additional Rent: \$13.66 (2021 est.)

Parking Stalls 337 stalls

Asking Rent: Please Contact Listing Agent



HIGHLIGHTS



Dell Shopping Centre is located on the northeast corner of King George Boulevard and 105A Avenue, just north of Surrey City Centre.



Significant public and private investment underway in the immediate area, rapidly evolving into one of Metro Vancouver's primary commercial districts.



Surrey is the fastest growing region in Metro Vancouver and as such the City Centre has become a desired location for high-density living within the city.

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FUTURE SURREY CITY CENTRE

The adjacent map outlines the various development applications that are currently underway in the immediate area.

26	City Pointe	21 storey tower - 196 units 25 storey tower - 255 units
27	Proposed Residential	One 21 storey tower Two 18 storey tower
28	Proposed Residential	27 storey tower - 186 units
29	Proposed Residential	30 storey tower - 248 units 37 storey tower - 308 units 33 storey tower - 253 units
30	Gateway Business Park	2 office towers (1 built) - 500,000 SF Total 2 proposed residential towers - 450 units
31	Residential	4 storey - 91 units
32	Proposed Residential	4 storey - 69 units 6 storey - 82 units
33	Proposed Residential	5 storeys - 104 units
34	Quattro Development	374 units upon completion
35	Proposed Residential	4 storeys - 82 units
36	Proposed Residential	4 storeys - 71 units
37	Proposed Residential	6 storeys - 221 units

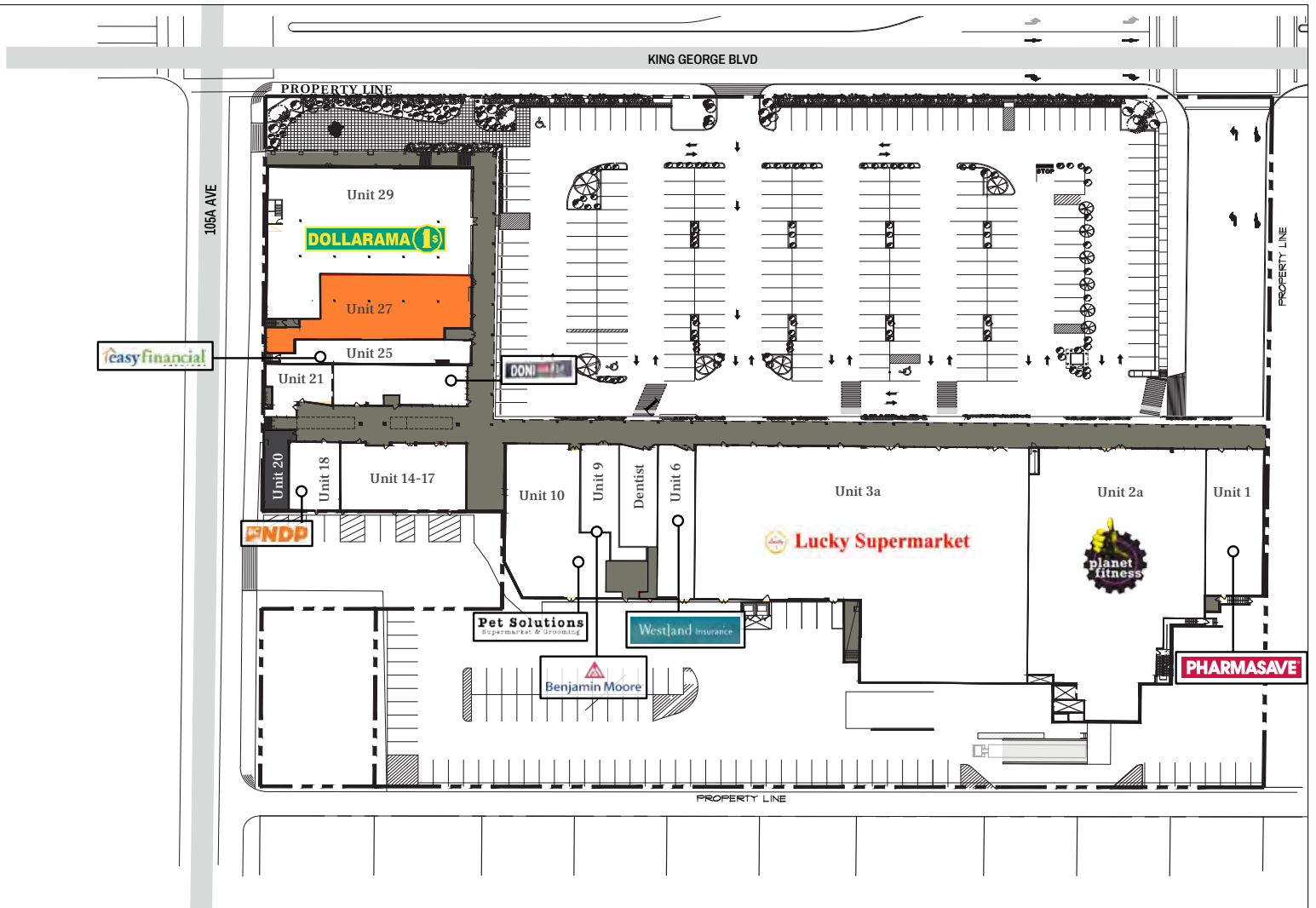


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SITE PLAN

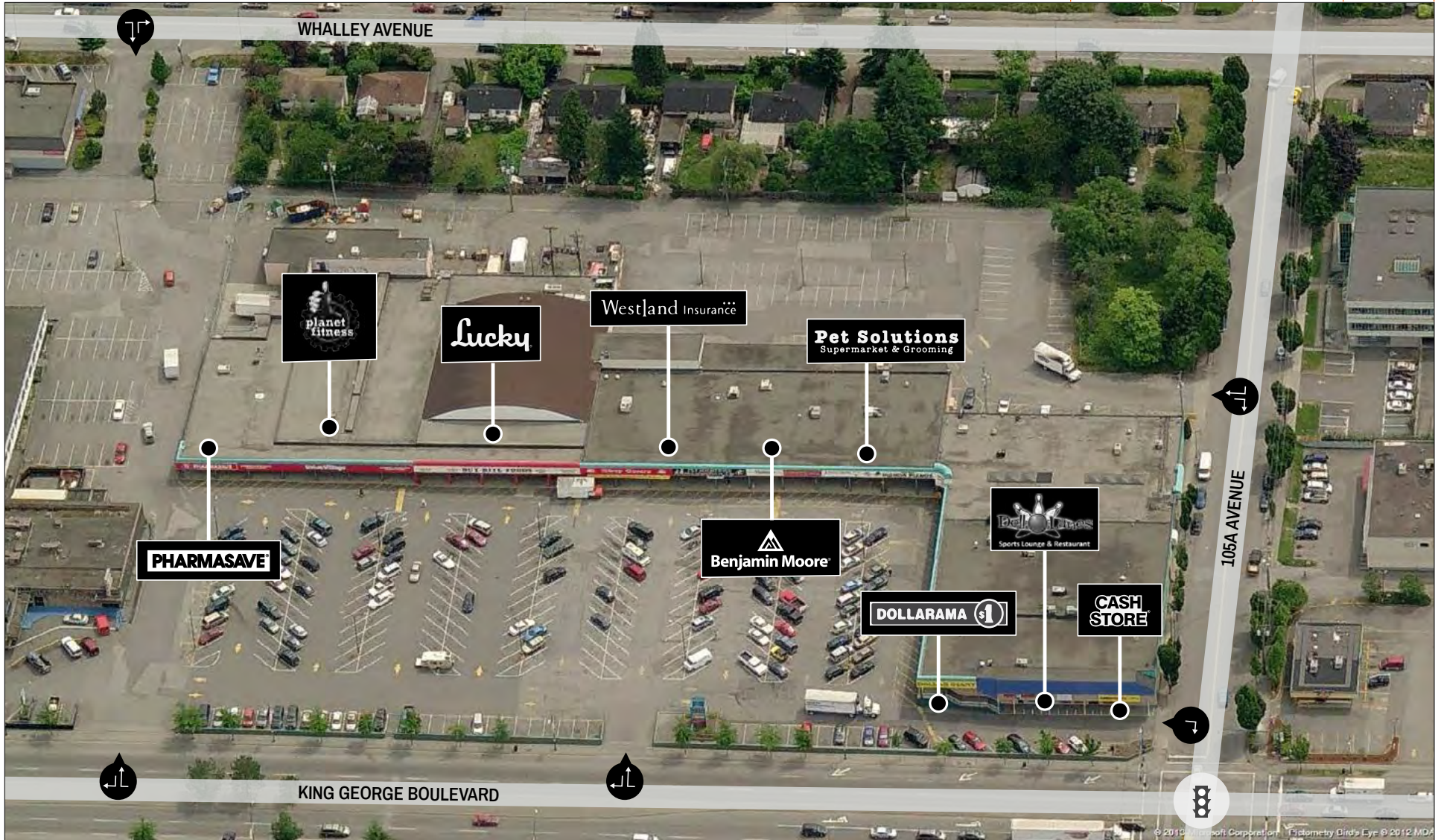
Unit	Size
27	Available - 4,331 SF



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2020 Demographics	1 KM	3 KM	5 KM	Surrey
Population	15,404	91,058	214,531	574,657
Households	6,975	32,719	72,821	183,889
Average Household Income	\$68,934	\$80,738	\$91,819	\$110,097



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