

# FOR LEASE

HIGH EXPOSURE RETAIL SPACE IN FLEETWOOD

8410 160 Street  
Surrey, BC



LOCAL FOCUS. POWERFUL RESULTS.

## PROPERTY HIGHLIGHTS:

- 2,215 sf retail unit in an established commercial complex
- Close proximity to amenities and major transportation arteries
- High exposure with signage opportunities
- Asking lease rate: \$35.00 psf net

*For more information*  
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**FLRE.ca**

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## OPPORTUNITY

This offering represents the opportunity to lease a 2,215 sf unit in a multi-tenant commercial complex located in Fleetwood Town Centre. The building is home to Edith + Arthur Neighbourhood Public House which is owned and operated by Joseph Richard Group.

## LOCATION

The subject property is located in Surrey's bustling Fleetwood Town Centre, at the busy intersection of 160<sup>th</sup> Street and 84<sup>th</sup> Avenue, just around the corner from Fraser Highway. Nearby amenities include a variety of retail including grocery stores, banks, and restaurants as well as the Fleetwood Community Centre, Surrey Sport and Leisure Complex, and Fleetwood Park. The area has seen steady growth in recent years with ongoing residential and commercial development.

## PROPERTY FEATURES

- Large cooler (removable)
- Exposure on 84<sup>th</sup> Avenue
- Signage opportunities including corner pylon signage
- Access/egress points on 160<sup>th</sup> Street and 84<sup>th</sup> Avenue
- 29 shared parking stalls

## ZONING

The property is zoned C-8 (Community Commercial Zone) which allows for a variety of retail, service, restaurant and office uses.

## BASIC RENT

\$35.00 psf net

## ADDITIONAL RENT

\$9.00 psf

## MONTHLY RENT

\$8,121.67 per month



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