



RESTAURANT OPPORTUNITY

152nd St & Lincoln Drive
Surrey (Guildford), BC

PROPERTY LEASING BROCHURE



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PROJECT SUMMARY

Situated at the foot of the Guildford Sandman Hotel, housing 88 suites, this site boasts easy accessibility and ample surface and subsurface parking. The premises, conveniently located adjacent the hotel's lobby, provides exceptional visibility to 152nd Street. Positioned within Guildford's most prominent retail hub, it is only moments away from Highway 1. Presently, it functions as a contemporary restaurant/bar, featuring a design optimized to facilitate bustling restaurant operations.

- Adjacent to Guildford Town Shopping Centre, a regional shopping centre that draws over 14.8 million shoppers per year
- Next to the Guildford Recreation Centre
- High growth area
- Over 95,000 people within a 7-minute drive



DETAILS

✦ Size:

- ✦ Main Level: up to 5,670 SF
- ✦ Second Floor Exterior Patio: 1,156 SF

✦ Semi-Gross Rate: \$45.00*

**In addition, tenant pays in-suite utilities, HVAC maintenance, Ecologizer and garbage removal/recycling and GST.*

✦ Parking: Surface and Subsurface Stalls

✦ Access/Egress 152nd St: Right In/Out

✦ Fully Improved as a Restaurant

✦ Zoning: CD By-Law No. 14726, a zoning that permits commercial, eating establishment, child care centre and convenience centres

AREA TENANTS



HUDSON'S BAY

Earls

Walmart



DEMOGRAPHICS

Drive Time	7 MIN	12 MIN	17 MIN
2022 Population	95,127	359,443	856,855
2027 Populations Projections	99,336	382,984	922,874
2022 Daytime Population	72,064	310,831	745,131
2022 Average HH Income	\$105,893	\$113,740	\$118,585

CONTACTS

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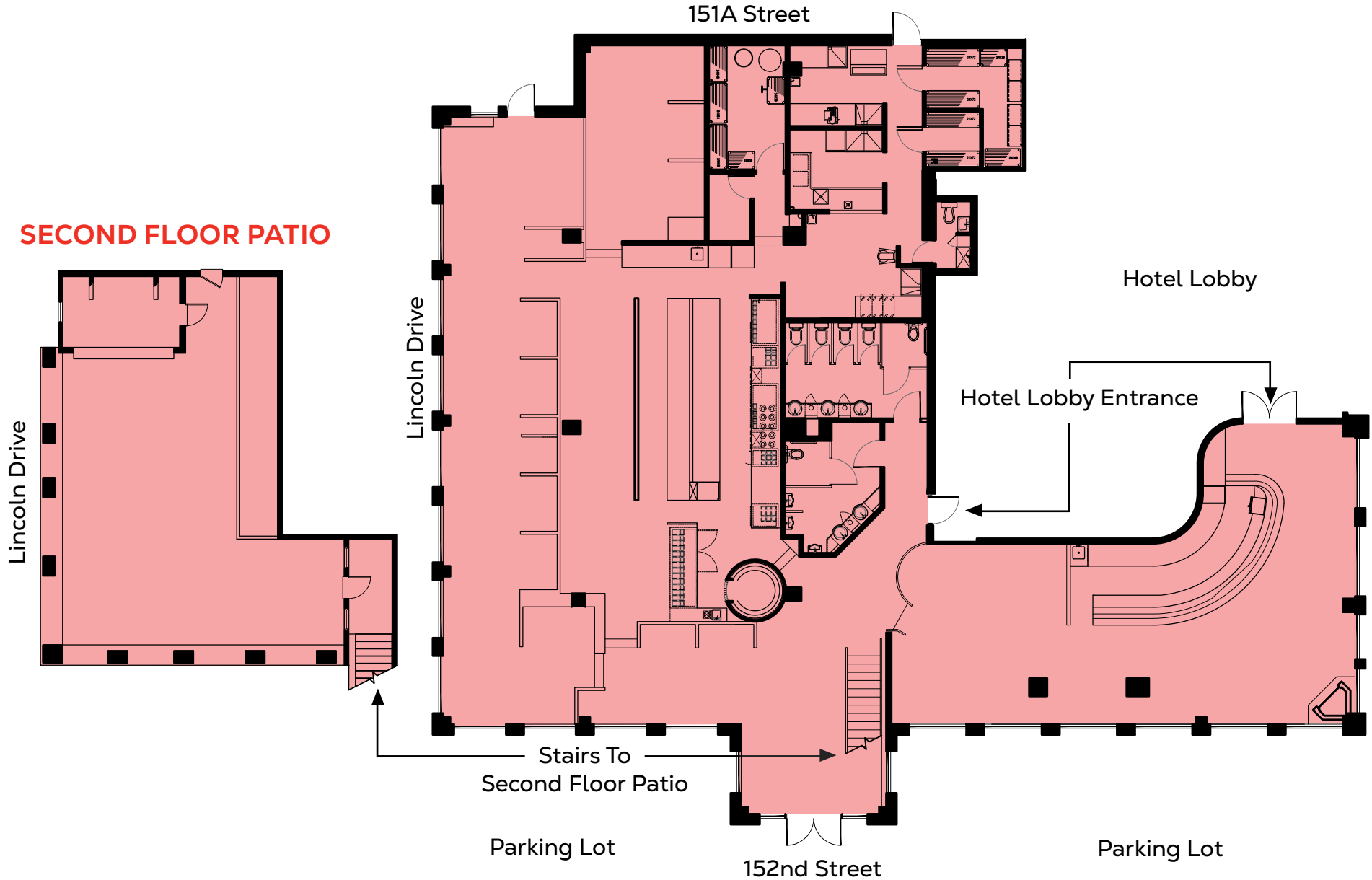
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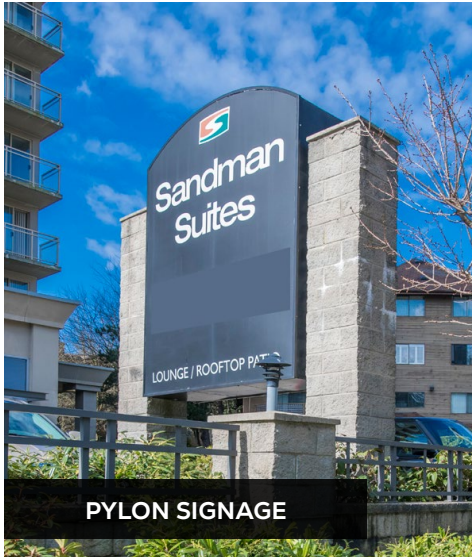
SITE PLAN

MAIN FLOOR

SECOND FLOOR PATIO



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