



5580 - 152nd STREET

Surrey, BC

SALE BROCHURE



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PROJECT SUMMARY

To acquire a high exposure freestanding building in the Panorama Ridge Commercial District of Newton, one of Surrey's newest commercial areas. Building will be sold on a "vacant possession" basis. Property Highlights:

- Excellent exposure to 152nd Street
- High quality, newer building
- Easy access
- Ample "drive-up" parking
- Currently furnished, fixtured and equipped for restaurant and brewery use



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DETAILS

<p>✦ <u>Area:</u> 8,019 SF</p>	<p>✦ <u>Assessed Value (2023):</u> \$9,257,000</p>
<p>✦ <u>Asking Price:</u> \$8,500,000</p>	<p>✦ <u>Monthly Strata Fee:</u> \$1,977.41</p>
<p>✦ <u>Parking:</u> Ample surface parking that is shared in common with other strata lot owners.</p>	<p>✦ <u>Improvements:</u> The Property is improved with a single-storey freestanding retail building.</p>
<p>✦ <u>Furniture, Fixtures and Equipment:</u> Existing fixtures, furnishings and equipment were recently acquired by the vendor and can become part of a sale.</p>	<p>✦ <u>OCP Designation:</u> Mixed Employment which is intended to support a mix of industrial, commercial, business and office uses.</p>

AREA TENANTS



DEMOGRAPHICS

Drive Time	3 MIN	5 MIN	10MIN
2023 Population	3,637	21,362	165,110
2028 Population Projections	3,710	21,735	176,059
2023 Average HH Income	\$148,180	\$154,881	\$145,465
2028 Average HH Income Projections	\$175,537	\$182,920	\$168,330

CONTACT

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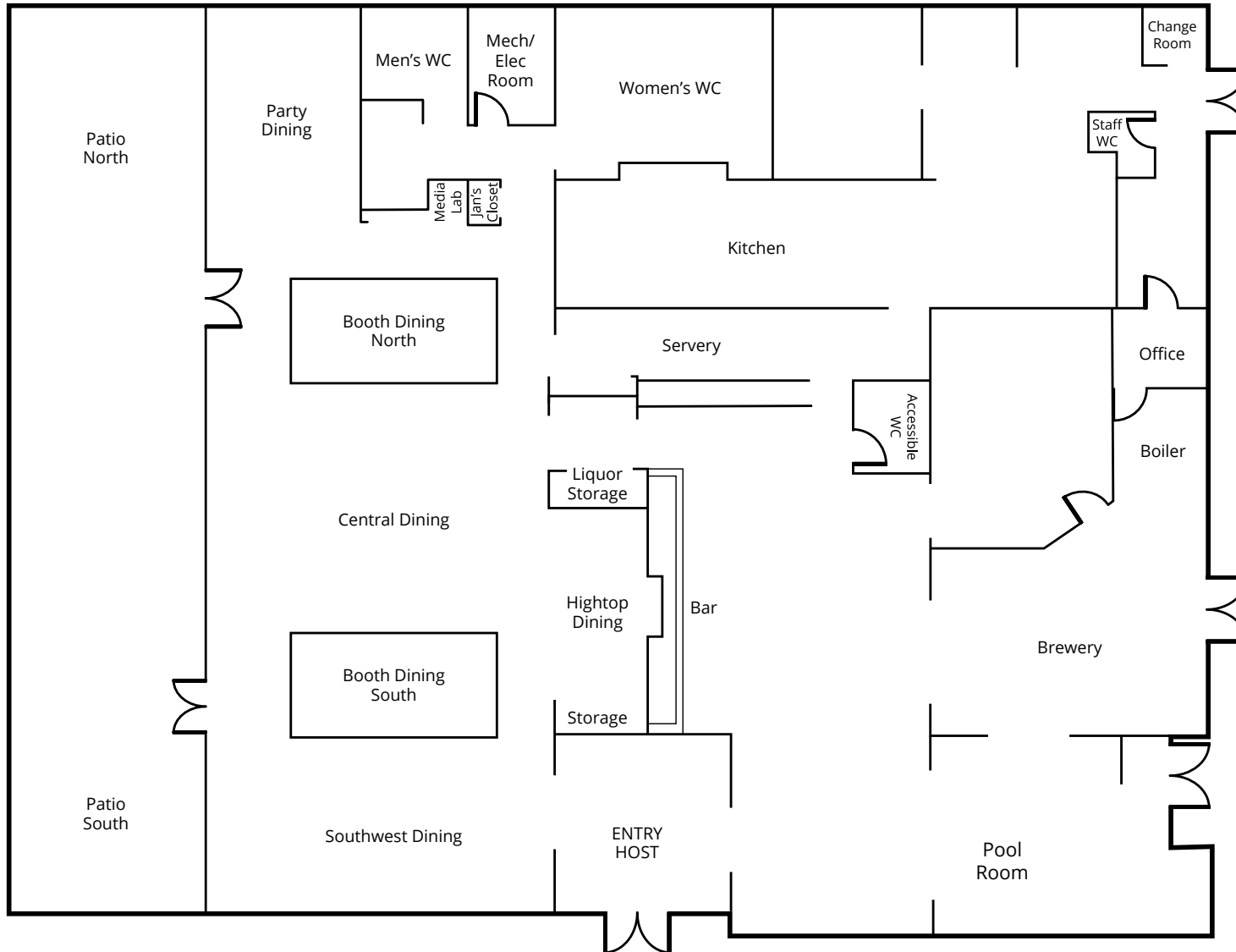
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SITE PLAN



FLOOR PLAN



THE LOCATION

The City of Surrey was originally incorporated in 1879 and in September of 1993, Surrey officially became a city. Over the past few years the City of Surrey has undergone tremendous change and growth. It is the second largest municipality in BC, however its population is expected to surpass the City of Vancouver's population within 20 years. With a Census 2021 population of 568,322, Surrey's growth boasted a net gain of 50,435 residents from the previous Census in 2016, an increase of 9.7%

Kingsway's skyline and streetscape is currently rapidly evolving with the emergence of several new mixed-use residential and retail projects.

The Panorama Commercial District is in central Surrey. Highlights of the area include:

- Easily accessible via 152nd Street and Highway 10; major arteries in Surrey
- Several newer shopping centers dominate the area and accommodate powerful retailers such as: Fresh Street, Shoppers Drug Mart, McDonalds, Starbucks, White Spot, all major financial institutions, Dairy Queen and the recent addition of PetSmart and Dollarama.



AERIAL



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