



GROCERY ANCHORED RETAIL FOR SUBLEASE

7155 - 138TH Street, Surrey, BC

NEWTON TOWN CENTRE



SITINGS REALTY LTD.

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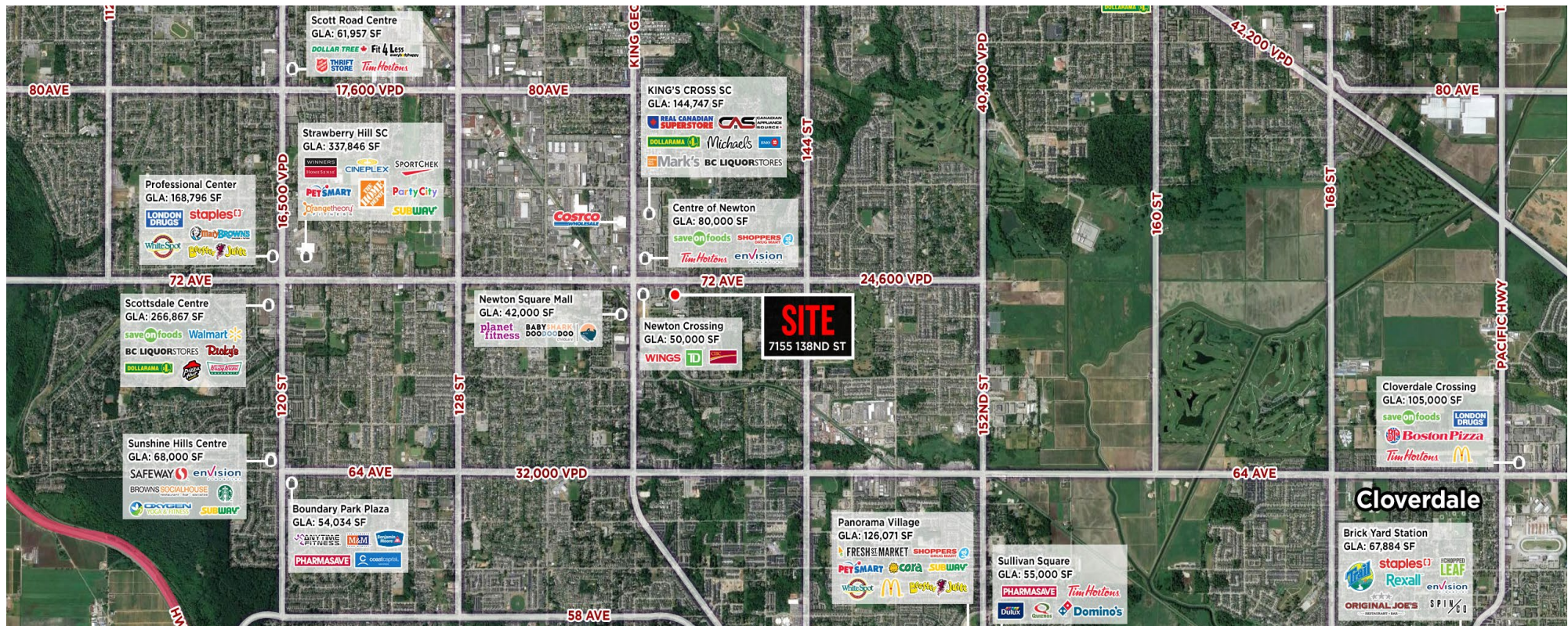
604.628.2581

nick@sitings.ca

CENTRALLY LOCATED SHOPPING CENTRE IN A LOW VACANCY TRADING AREA

Sublease opportunity in a high-traffic, easily accessible location. Positioned along 138th Street near King George Boulevard and 72nd, this property benefits from excellent visibility, strong vehicle traffic, and proximity to established retailers.

- Large format space ideal for retail or services, including childcare
- Ample on-site parking for customers and staff
- Excellent exposure with strong signage opportunities
- Situated in a busy commercial node surrounded by shopping, dining, and services
- Easy access to major routes, transit, and densely populated residential areas



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AERIAL



DETAILS

✦ Size: Unit 7155 - 7,578 SF

✦ Available: 60 days notice

✦ Base Rent: Contact Agent

✦ Fully improved for retail

✦ Additional Rent: Contact Listing Agent

✦ Abundant community traffic drivers

✦ Parking: Ample surface parking

✦ Dedicated loading area

CO-TENANTS



Little Caesars



Scotiabank®

DEMOGRAPHICS

| | 3 MIN | 5 MIN | 7 MIN |
|------------------------------|-----------|-----------|-----------|
| 2024 Population | 15,466 | 73,217 | 150,882 |
| 2029 Populations Projections | 19,511 | 87,649 | 171,545 |
| 2024 Average HH Income | \$105,515 | \$128,467 | \$132,592 |
| 2024 Daytime Population | 16,483 | 56,869 | 118,329 |

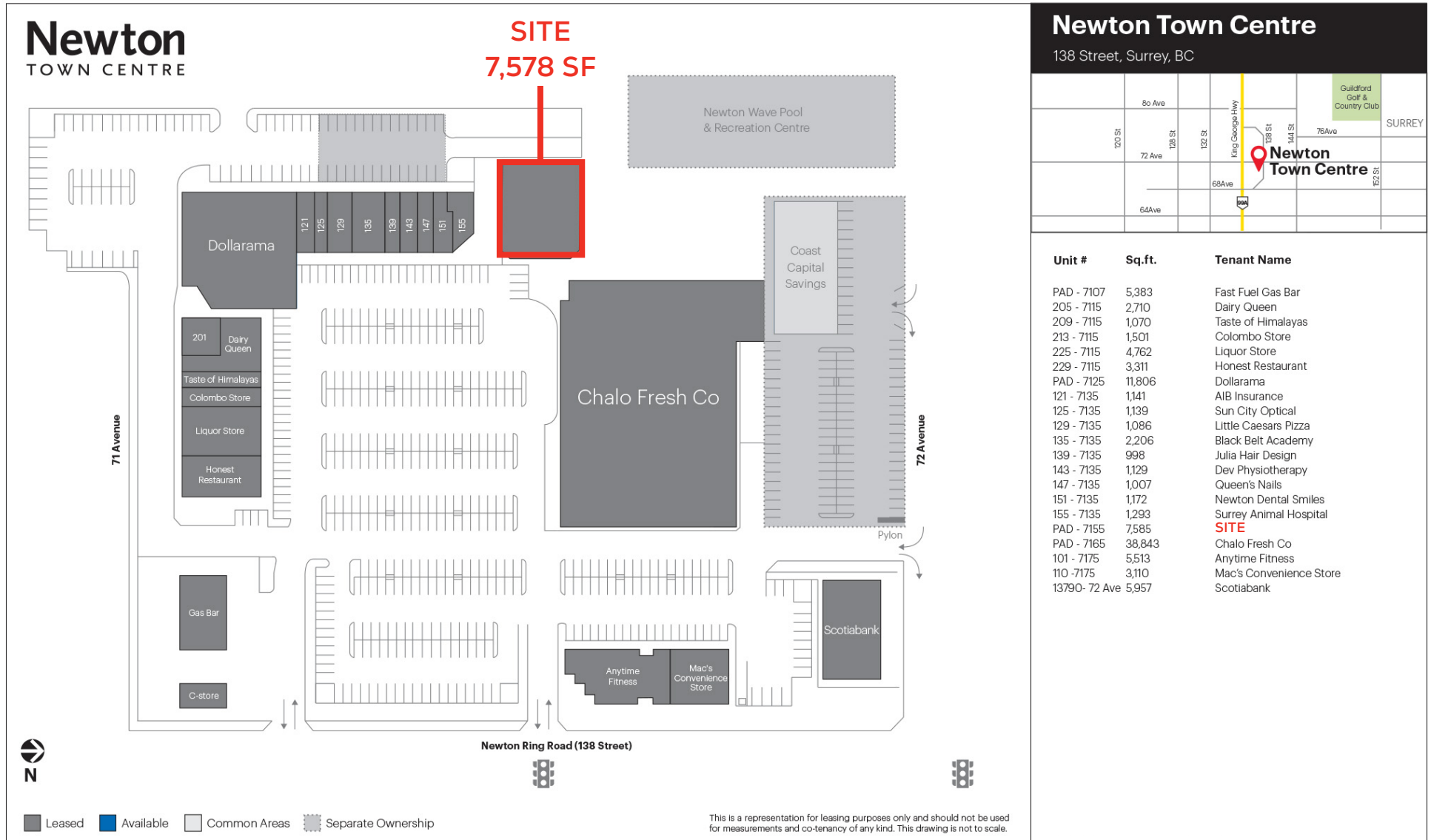
CONTACT

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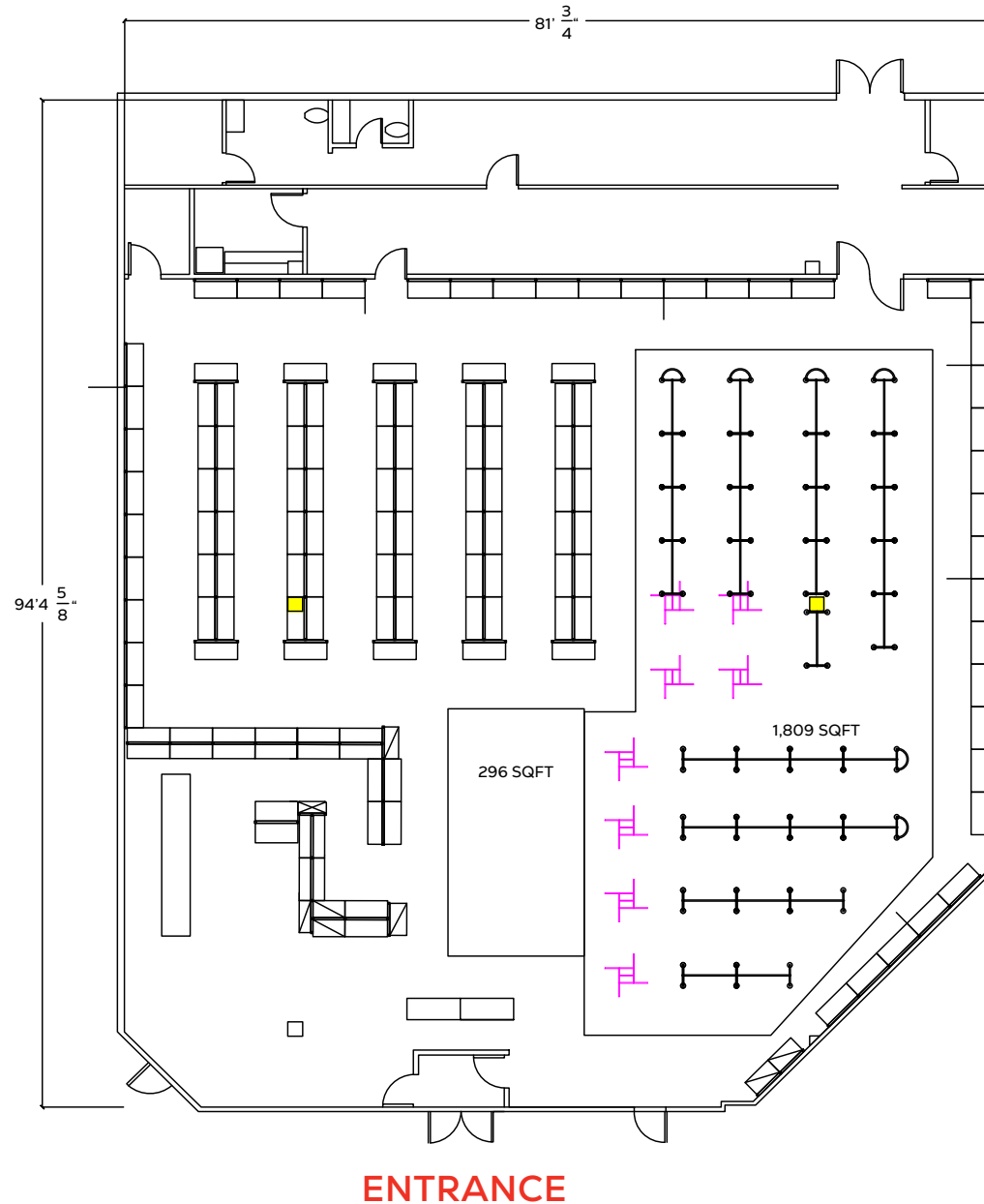
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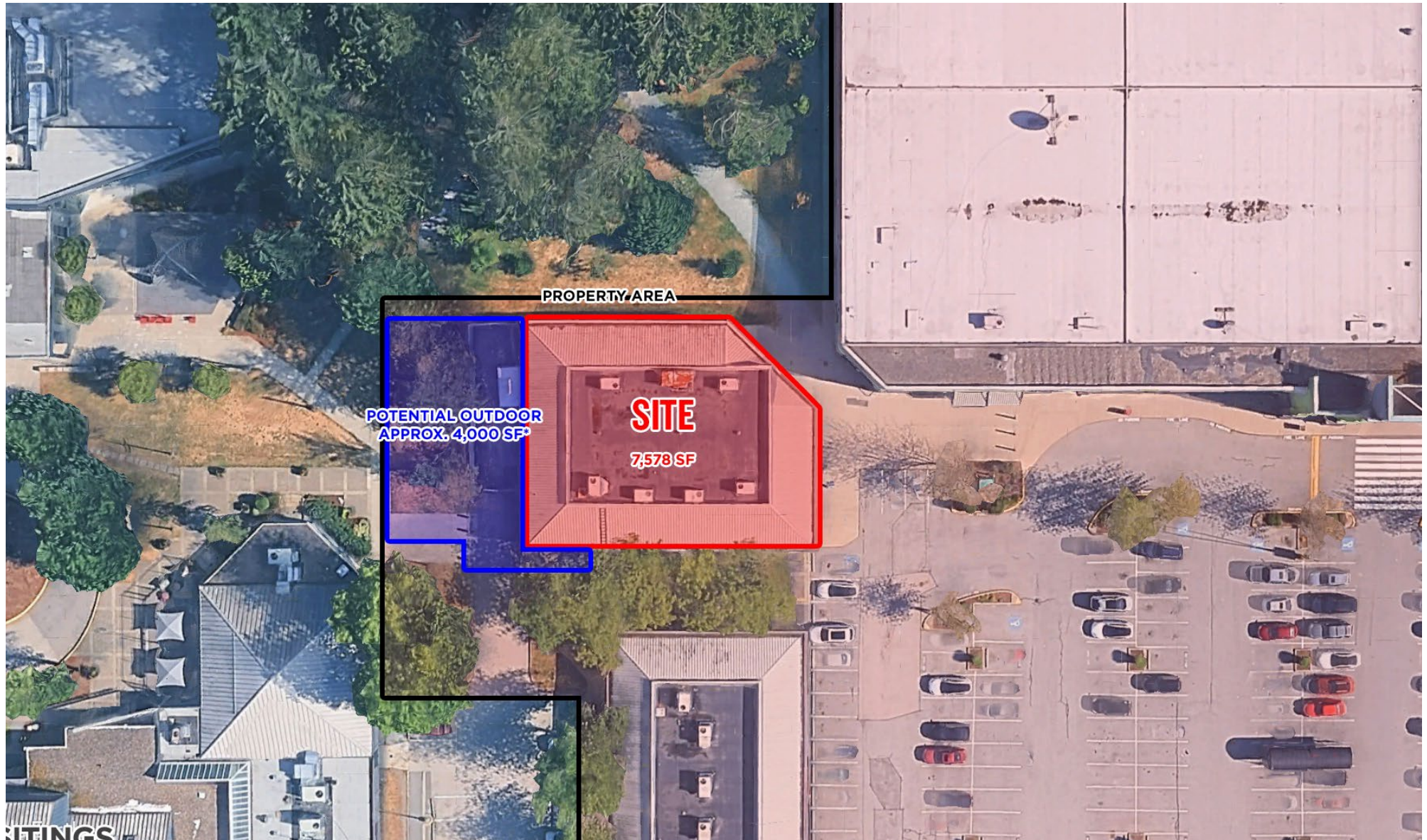
SITE PLAN



UNIT PLAN LAYOUT



PROPOSED OUTDOOR PLAY AREA



*Exact measurements and site conditions to be verified by Tenant.

PHOTOS - INTERIOR



PHOTOS - EXTERIOR



STOREFRONT



REAR LOADING



OTHER TENANTS AND PARKING FIELD