

Brand-new Strata Retail For Sale

at the new core of Surrey City Centre



georgetown
PHASE 2

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 **SITINGS**  **Anthem**

OPPORTUNITY

Georgetown is Anthem’s flagship master-planned community in Surrey City Centre - a community set to soar into the second designated downtown in Metro Vancouver by 2041. The 14.4-acre, nine-tower development is centred around a central public plaza and will ultimately deliver approximately 3,579 homes, along with 126,000 square feet of ground floor commercial program including new restaurant, office, and retail space.

With Georgetown One already complete and fully occupied, Georgetown Two is the newly completed phase, with a 31-storey tower and approximately 355 residential units offering 6 strata retail units at street level.

PROJECT DETAILS

Municipal address	101-105 13738 Central Avenue and 10250 Whalley Boulevard
Retail	Six retail CRUs ranging from 704 - 3,921 SF. 10250 Whalley Blvd features a 1,006 SF private patio.
Residential	355 Homes
Number of towers	1
Zoning	CD 47 permits a wide range of retail uses
Completion	Phase 2 ready for occupancy; Phase 1 already tenanted

PROJECT HIGHLIGHTS



Walking distance to Surrey Central SkyTrain Station, with a future SkyTrain extension planned along King George Boulevard connecting Vancouver to Langley.



Flexible zoning allows for a wide array of retail, service commercial, and restaurant uses.



Anchored within a major master-planned community - a built-in, growing customer base at your doorstep.



Position your growing business alongside established Surrey Central City Shopping Centre which attracts over 8 million visitors annually.



Within walking distance to the future City Centre Arena & Entertainment District which will include a 10,000 seat arena, anticipated to generate \$2.4 billion in economic benefit for the city over the next 10 years.

georgetown²

strata

site plan



Municipal address	Size	Ceiling Height	Parking
101 - 13738 Central Avenue	1,603 SF	approx. 19 ft	3 designated parking stalls located at P1
102 - 13738 Central Avenue	902 SF	approx. 21 ft	2 designated parking stalls located at P1
103 - 13738 Central Avenue	883 SF	approx. 21 ft	2 designated parking stalls located at P1
104 - 13738 Central Avenue	704 SF	approx. 22 ft	1 designated parking stall located at P1
105 - 13738 Central Avenue	921 SF	approx. 22 ft	2 designated parking stalls located at P1
10250 Whalley Boulevard	3,921 SF	approx. 16 - 27 ft (Note these measurements are to underside of trusses and not to Q-Deck)	10 designated parking stalls located directly behind the Premises

Contact listing agents for pricing

georgetown 2

DEMOGRAPHICS

2025*

*Data Resource:
Sitewise
**Data Resources:
PRIZM Bases - Statistics Canada
City of Surrey: Economic Overview | Invest Surrey

Radius	Population	Median Age	Households
1 km	29,172	33	11,801
3 km	138,536	34	43,729
5 km	260,334	35	76,788

2033**



Projected population growth

130,891



City Centre workforce to grow to

112,022

VISITOR SUMMARY (4KM - 12KM)**

Time Period: August 04, 2024 - August 03, 2025

841.1K

Unique Visitors

25.7M

Visits

30.6

Avg Visits per Visitor

70.1K

Avg Visitors per Month



the future of georgetown

TOTAL PROJECT

Municipal address	10250 Whalley Blvd, Surrey, BC
Number of homes	3,579
Number of towers	9
Retail	73,584 sf
Office	40,492 sf
Masterplan est. completion	July 2032
Amenity	Community Plaza (Phase 5)



georgetown 2

location

SHOPPING & GROCERY

- 1 Walmart
- 2 **Central City Shopping Centre**
with over 8 million visitors annually
- 3 T&T Supermarket
- 4 Save on Foods
- 5 London Drugs
- 6 Rexall
- 7 Staples
- Shoppers Drug Mart

AMENITIES

- 1 Chuck Bailey Recreation Centre
- 2 Club16 Trevor Linden Fitness
- 3 Surrey City Centre Library

MAJOR EMPLOYERS NEARBY

- Surrey Memorial Hospital
- Fraser Health Authority
- City Hall & Civic Plaza

SURROUNDING DEVELOPMENT

Close to more than 7 Residential Development adding 9,389 new units

- 1 Whalley Station by Tien Sher Group (*1119)
- 2 University District by Bosa Properties (*753)
- 3 The Passages by Rize Alliance (*1100)
- 4 Plaza 104 by Ke Housing (*1022)
- 5 Civic District by Wesgroup (*2000)
- 6 King George Hub by PCI (*2395)
- 7 Park George by Concord (*1000)

DINING

- 1 Chipotle
- 2 Jollibee
- 3 Dominion Bar + Kitchen
- 4 Browns Socialhouse
- 5 White Spot

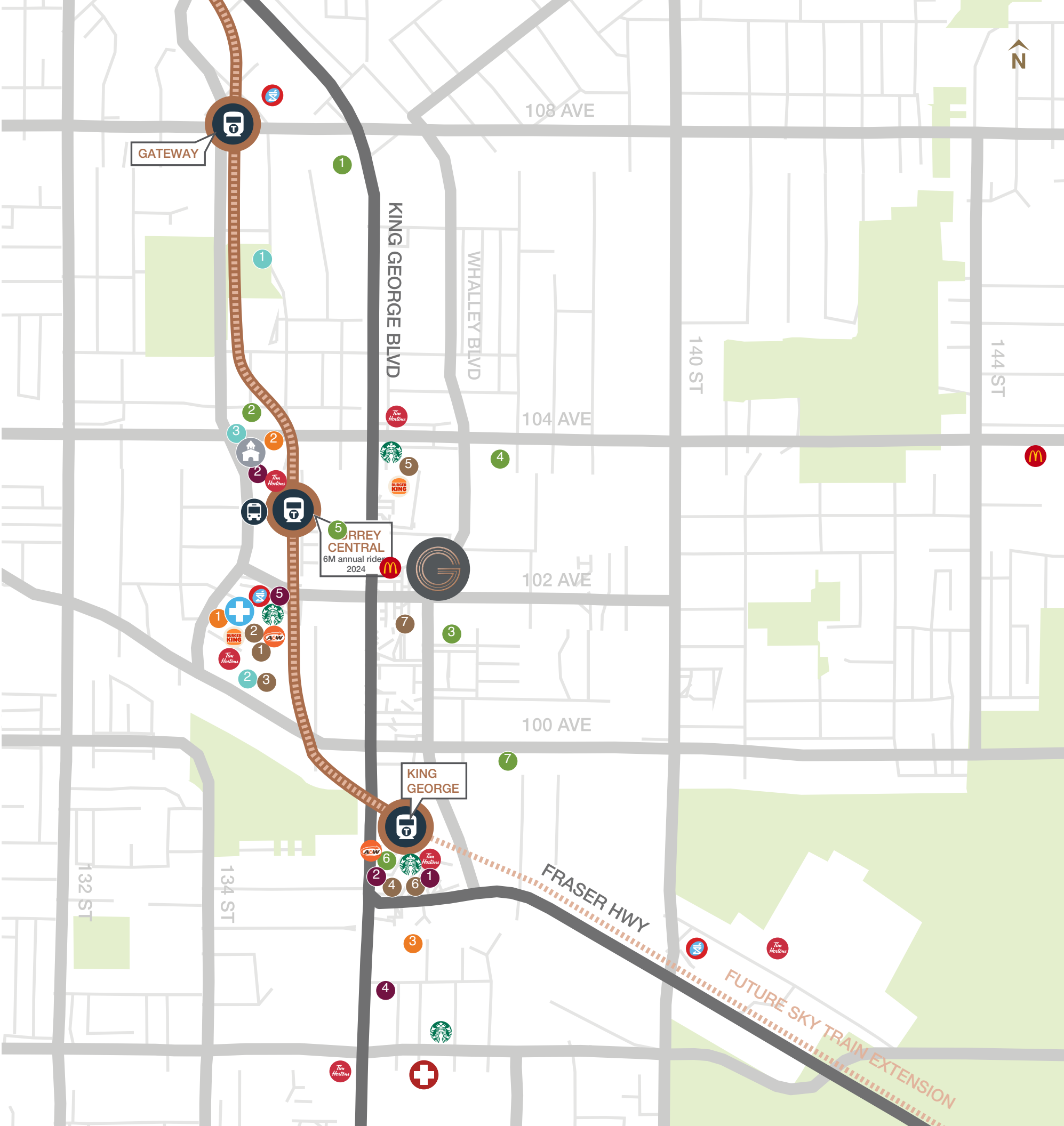
- McDonald's
- Tim Hortons
- A&W
- Starbucks
- Burger King

EDUCATION INSTITUTIONS

- 1 Simon Fraser University
- 2 Kwantlen Polytechnic University
- 3 Future UBC Surrey Campus

TRANSIT

- SkyTrain Station
- Bus Exchange
- Future SkyTrain Extension



georgetown²

why owning at georgetown is a smart business decision

GROW WITH THE NEIGHBOURHOOD

Anchor your business inside a 14.4-acre master-planned community located in Surrey’s City Centre which is destined to be Metro Vancouver’s 2nd largest metropolis.

BUILD EQUITY

As you pay down your principal, your equity grows.

CONTROL YOUR FUTURE

Property ownership means you have a long-term asset that can be leased or sold in one of Metro Vancouver’s fastest-growing downtown cores.

ENJOY CERTAINTY

Fixed interest rates mean you can lock in monthly payments.



contact

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DEVELOPED BY:

