Rare Retail Investment Opportunity

at the new core of Surrey City Centre

13668 102A Avenue, 13685 102 Avenue
& 10225 Whalley Boulevard
Surrey, British Columbia

georgetown
PHASE 1

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SITINGS Anthem

THE OFFERING

Sitings Realty Ltd. (“Sitings”) is pleased to offer for sale a 100% freehold interest in the retail podium (the “Property”) of Georgetown One, a newly constructed mixed-use project located in the heart of Surrey City Centre.

The Property comprises 15,219 SF of ground-floor retail space at Georgetown One, the first completed phase of Anthem’s master-planned Georgetown community. The retail component is held as a separate legal parcel beneath the residential tower through an air space subdivision.

The Property is fully leased to a diversified mix of daily-needs, food and service tenants, including LD Pharmacy, Tim Hortons, Popeyes and Pizza Hut. The Property provides durable income with contractual rent growth.

Key Statistics	
Address:	13668 102A Avenue / 13685 102 Avenue / 10225 Whalley Boulevard
Rentable Area:	15,219 SF
Retail Units:	11 CRUs
Year Built:	2022
Occupancy:	100%
Parking Stalls:	42 Stalls
Zoning:	Comprehensive Development (CD)
WALT:	8.0 Years
Key Tenants:	LD Pharmacy, Tim Hortons, Popeyes, Pizza Hut, F45, Oakberry Acai, Georgetown Dental
Year-1 NOI:	Contact Listing Agents
Price:	$14,900,000

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INVESTMENT HIGHLIGHTS

STRATEGIC TRANSIT-ORIENTED LOCATION

- Prime Surrey City Centre location, a 10-minute walk from King George SkyTrain Station
- Located at the base of Anthem's nine-tower Georgetown master-planned community
- Dense and rapidly growing residential catchment supporting long-term retail demand

SECURE & GROWING INCOME

- 100% leased to a diversified mix of national, franchise and daily-needs tenants
- 8.0-year WALT with no lease expiries before 2030
- Fully net leases with contractual rent escalations providing embedded NOI growth

BRAND-NEW CONSTRUCTION

- Newly completed retail component delivered in 2022
- Modern concrete construction with minimal deferred maintenance
- Limited near-term capital requirements and landlord obligations



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PROPERTY PHOTOS













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SITE PLAN & TENANT LAYOUT



Building	Unit	Tenant	SF
13668 102A Ave	101 & 102	Popeyes	2,096
13668 102A Ave	104 & 105	LD Pharmacy	1,674
13668 102A Ave	106	Georgetown Dental	1,403
13668 102A Ave	108	Bob's Hair & Beauty Bar	840
13668 102A Ave	109	Oakberry Acai	853
13668 102A Ave	110	Pizza Hut	1,310
13668 102A Ave	112 & 113	Tim Hortons	1,974
10225 Whalley Blvd	101	Drizzling Dessert	1,012
10225 Whalley Blvd	102	Adora Nails	835
13685 102 Ave	101	F45	2,085
13685 102 Ave	102	Supplement King	1,137
Total			15,219

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LOCATION OVERVIEW

Surrey City Centre — Metro Vancouver's second downtown

The Property is located in Surrey City Centre, the civic and transit hub of one of British Columbia's fastest-growing cities. The area continues to see significant residential and commercial development, supported by King George and Surrey Central SkyTrain Stations, Simon Fraser University's Surrey campus, Surrey City Hall and Surrey Memorial Hospital.

Georgetown One fronts 102A Avenue, 102 Avenue and Whalley Boulevard, immediately east of King George Boulevard and within the Downtown Surrey Business Improvement Area. The Property benefits from strong access and exposure, with a large and growing residential population located within walking distance.

Connectivity

- **SkyTrain**: Both King George & Surrey Central SkyTrain Stations (Expo Line) within a 10-minute walk
- **Road**: Direct access to Whalley Boulevard and 102 Avenue, with nearby connections to King George Boulevard, Fraser Highway and Highway 1
- **Amenity**: Central City, SFU Surrey, Surrey City Hall and Surrey Memorial Hospital, future City Centre Arena



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AMENITY MAP

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
8 Shoppers Drug Mart

DINING

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

McDonald's
A&W
Burger King
Tim Hortons
Starbucks

AMENITIES

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

EDUCATION INSTITUTIONS

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

MAJOR EMPLOYERS NEARBY

Surrey Memorial Hospital
Fraser Health Authority
City Hall & Civic Plaza

TRANSIT

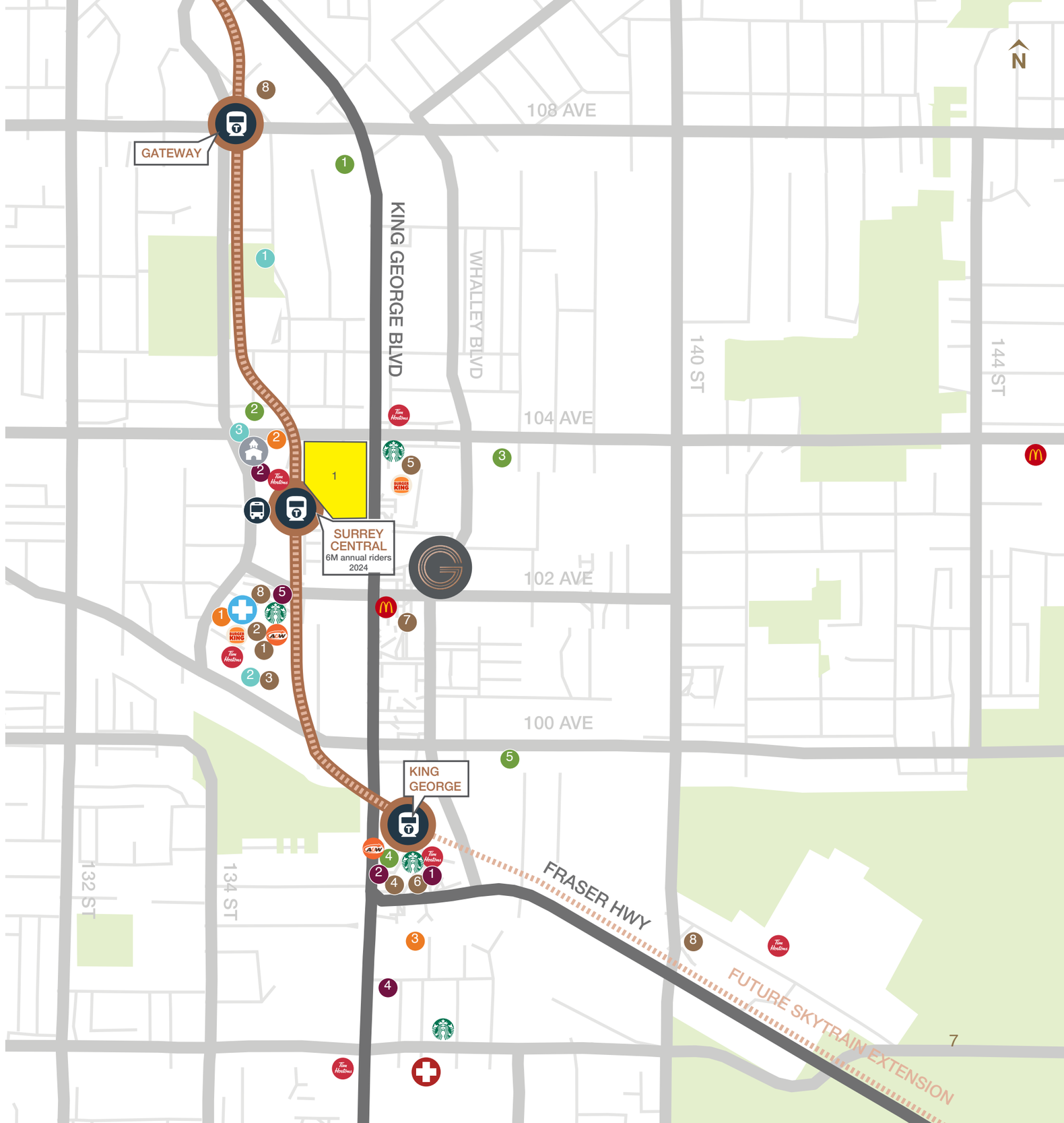
SkyTrain Station
Bus Exchange
Future SkyTrain Extension

SURROUNDING DEVELOPMENT

1 Whalley Station by Tien Sher Group
2 University District by Bosa Properties
3 Plaza 104 by Ke Housing
4 King George Hub by PCI
5 Park George by Concord

ENTERTAINMENT

1 City Centre Arena & Entertainment District (10,000 Seat Arena)



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