

# 655 - 2,059 SF Prime Corner Opportunity

# PKWY



## Retail For Lease

Favourable Tenant  
Inducement Allowance for  
Qualified Café Operators

### LOCATION

**PKWY**  
10420 City Pkwy  
Surrey, B.C.

### LEASING CONTACTS

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**Marcus & Millichap**

**bosa  
properties**

## OVERVIEW

Bosa Properties is pleased to present a brand-new 2,059 square-foot CRU for lease in Tower 1 of Surrey's newest master-planned community.

## PROJECT

PKWY is a four-towered mixed use master-plan with over 2,000 condo and dedicated rental homes.

With Downtown Surrey primed to be BC's most populous city by 2030, and an influx of infrastructure slated for development, PKWY offers an unbeatable opportunity for retailers.

Situated on the northwest corner of King George Boulevard and 104 Avenue, PKWY is at the centre of it all.

## GROSS LEASABLE AREA

655 - 2,059 SF

## OCCUPANCY

Immediate

## NUMBER OF UNITS

1 (demisable into 2)

## PARKING STALLS

5

## TARGET OFFERINGS

- Non-vented Users
- Café

## OPPORTUNITY

Bosa Properties is pleased to present a brand-new 2,059 SF CRU within Tower 1 of PKWY, Surrey's newest master-planned community. Purpose-built to accommodate café, bakery, and light-food operators, the Premises offers excellent visibility, strong morning/afternoon traffic patterns, and seamless access for grab-and-go customers.

With Downtown Surrey projected to become BC's most populous city by 2030, PKWY represents a rare opportunity for a café operator to anchor a rapidly growing residential and employment node.



# FLOOR PLAN PKWY

## LEASABLE AREA

655 - 2,059 SF

## ASKING RATE

Contact Listing Agents

## OPERATING EXPENSES

\$26.75 per sq. ft. (2026 est.)

## AVAILABILITY

Immediate

## UNIT SPECS

17' underside of slab to ceiling  
Capped ductwork and vent points provided  
Sanitary connections provided

## HIGHLIGHTS

 Potential for additional patio seating

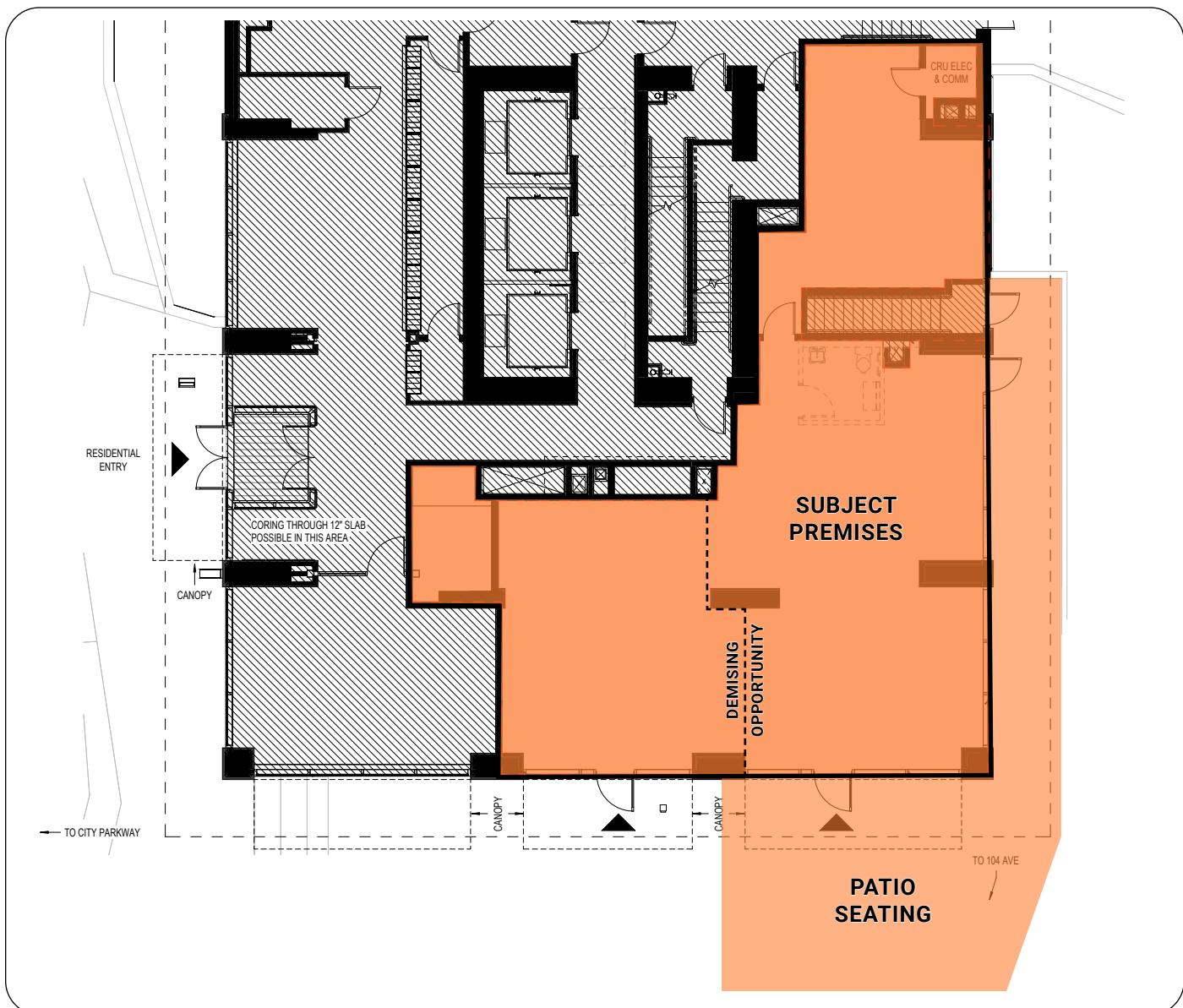
 5 future dedicated parking stalls

 Purpose-built for café, bakery & light-food operators

 17' ceiling heights

 Favourable tenant inducement allowance available for qualified café operators

 Walkable, transit-rich environment



CAFÉ RENDERINGS  
PKWY

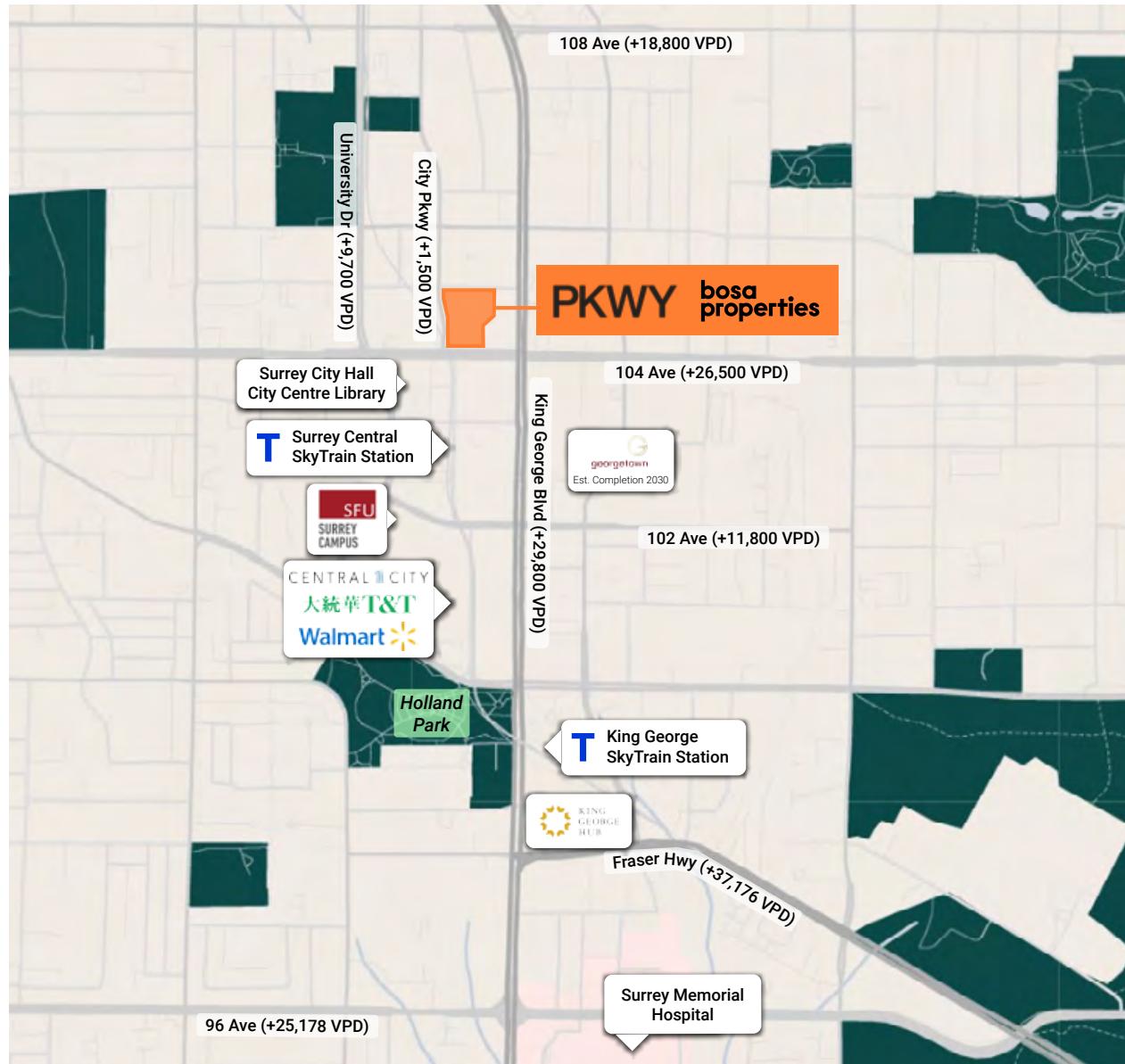


## CONSTRUCTION UPDATE

# PKWY



# AMENITY MAP PKWY



## 2025 DEMOGRAPHICS

3 MIN RADIUS	5 MIN RADIUS	10 MIN RADIUS
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**2025 AVG. HOUSEHOLD INCOME**  
**\$91,962    \$101,483    \$118,277**

**2025 TOTAL POPULATION**  
**38,710    88,662    266,846**

**% POP. CHANGE (2025-2030)**  
**38.8%    26.3%    16.9%**

**2025 HOUSEHOLDS**  
**14,932    29,895    81,300**

## CONTACT

# Get in Touch

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