

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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SUBJECT PREMISES

655 - 2,059 SF

RETAIL PAVILION

Coming Soon

TOWER 2 CRUs

Coming Soon

T Surrey Central
SkyTrain Station

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.

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

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.

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



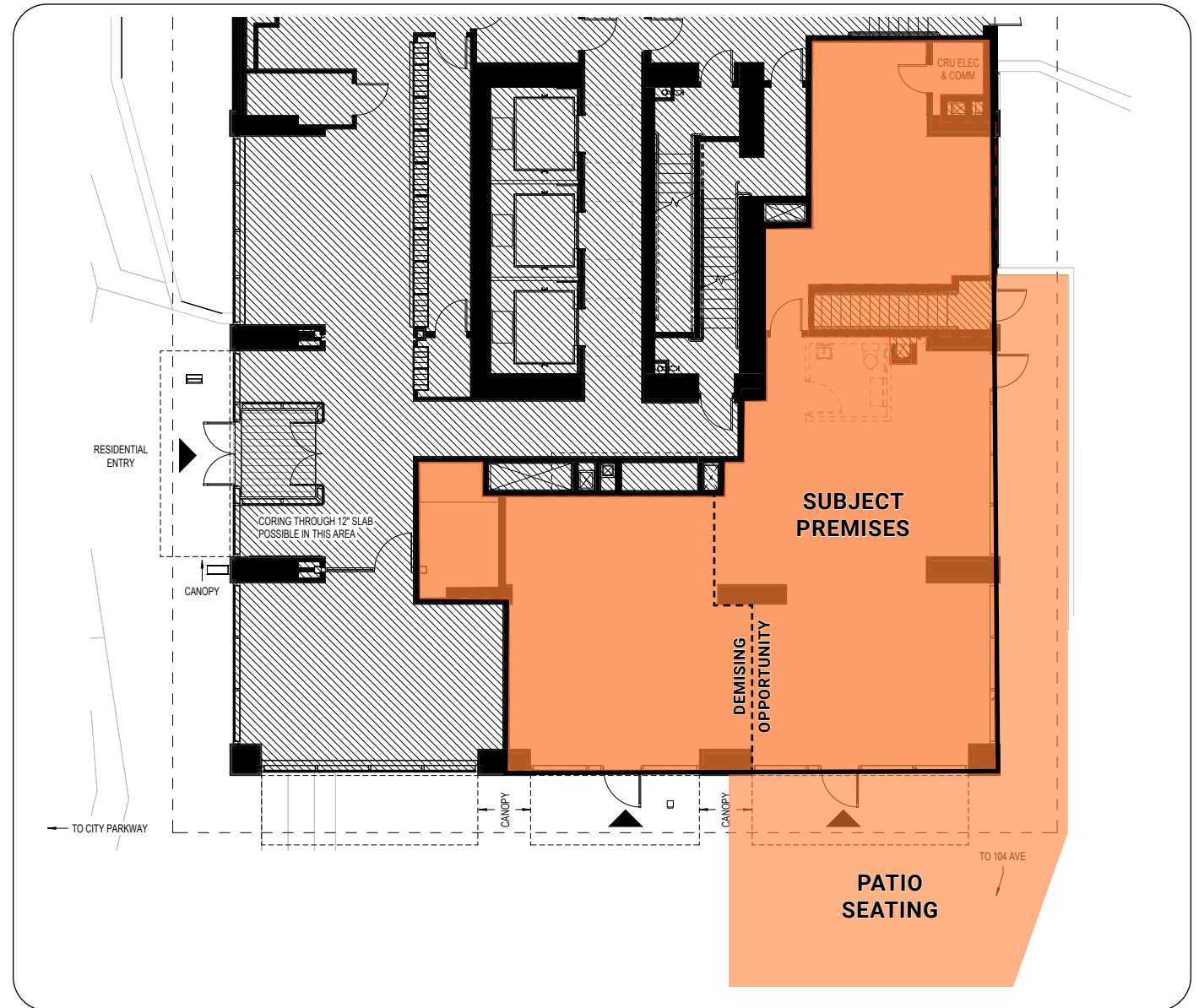
17' ceiling heights



Favourable tenant inducement allowance available for qualified café operators



Walkable, transit-rich environment



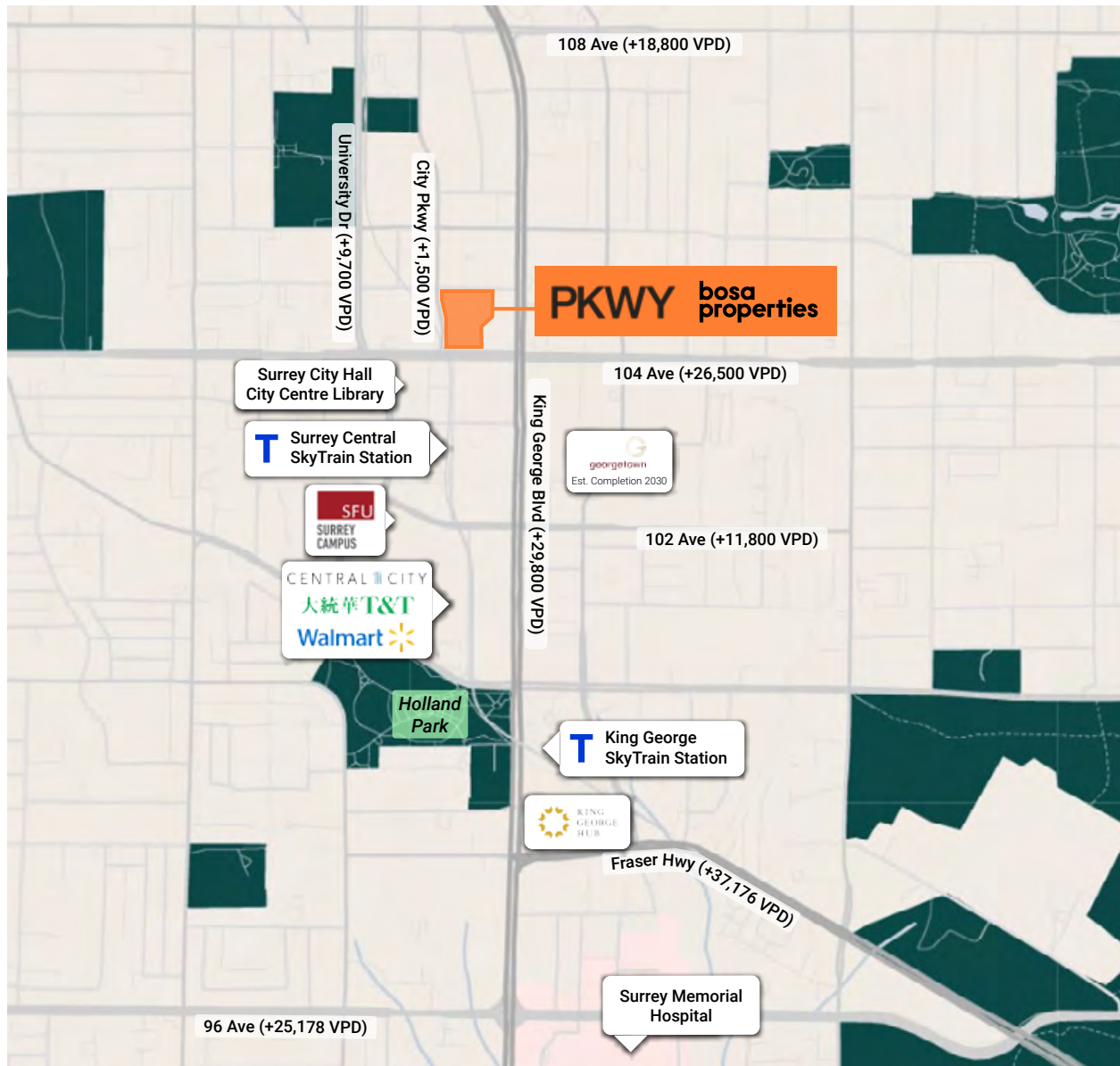
CAFÉ RENDERINGS
PKWY



CONSTRUCTION UPDATE
PKWY



AMENITY MAP PKWY



2025 DEMOGRAPHICS

3 MIN RADIUS	5 MIN RADIUS	10 MIN RADIUS
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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