



PREMIUM RETAIL AND OFFICE FOR SALE OR LEASE

DELIVERY FALL 2025



COMMERCIAL PROPERTIES
G R O U P

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THE PROJECT

Young Earth Developments proudly introduces 72 Crossroads, its newest retail, office and residential development located at 7168 192 Street in the Surrey neighbourhood of Clayton Heights.

This landmark mixed-use development will feature approximately 16,000 square feet of prominent retail for sale or lease, and 17,000 square feet of premium office strata space below a storey of exclusive residential condos. Retailers will join the engaging commercial hub at the busy intersection of 192 Street & 72nd Avenue.

This concrete-built community ensures superior, high-quality construction built with you in mind. 72 Crossroads is poised to offer business owners, medical professionals and retailers an opportunity to establish a presence in the communities burgeoning Clayton Heights neighbourhood.

Construction will be underway soon with estimated delivery expected for fall 2025.

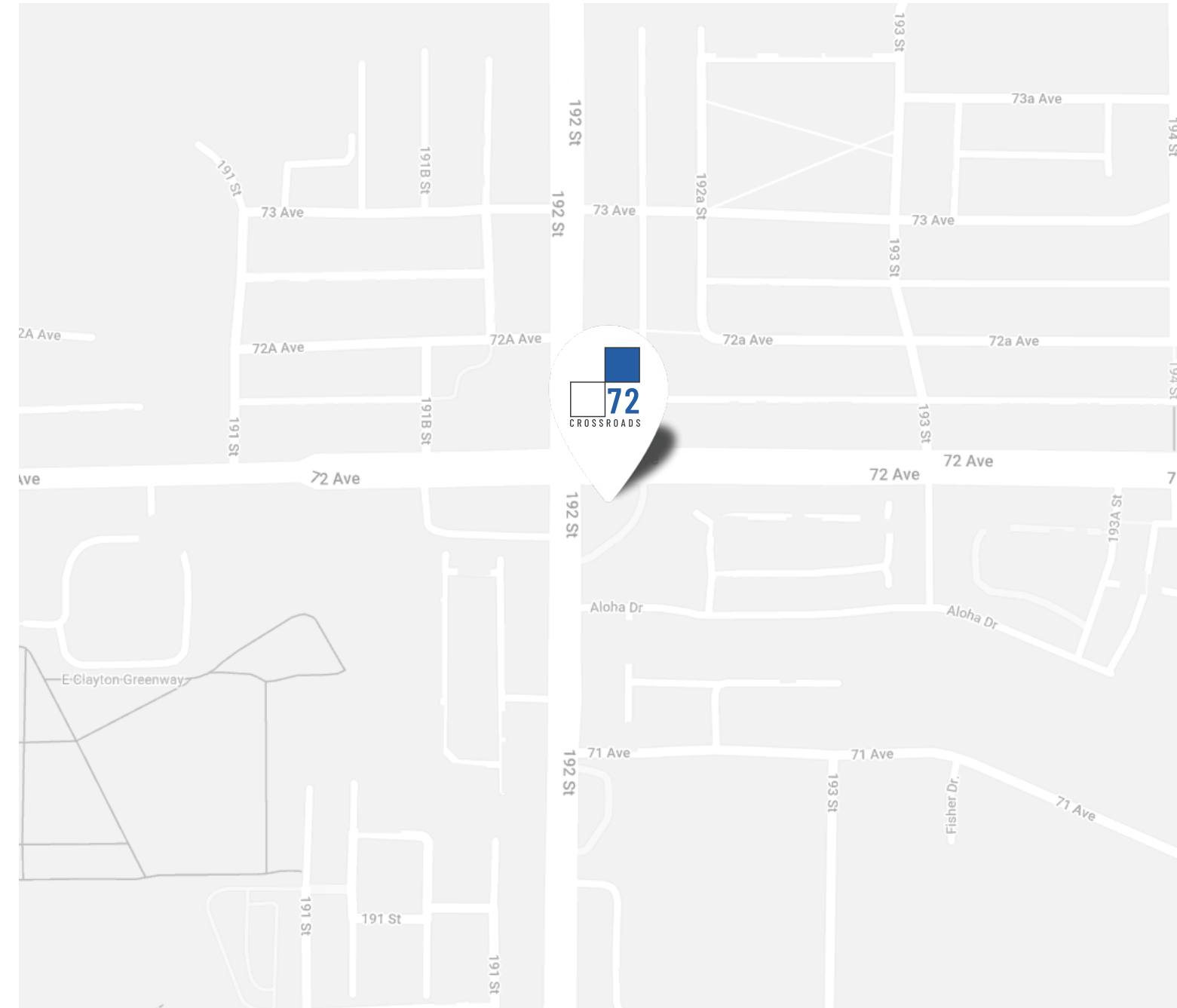
A GROWING URBAN COMMUNITY

72 Crossroads is adjacent to a busy commercial district, with a significant residential presence, established retailers and several new, mixed-use developments just down 72nd Avenue. Conveniently located within a 5 minute drive to Langley's busy 200th Street corridor, a 5 minute drive to Fraser Highway connecting you to Surrey's Highway 15 or only an 8 minute drive to the Trans Canada Highway, connecting to all of Metro-Vancouver including the North Shore, Fraser Valley and the Tri-Cities.



RETAIL STOREFRONT & OFFICE SPACE

72 Crossroads features approximately 16,000+ square feet of retail for sale or lease along 192 Street and 72nd Avenue in the heart of East Clayton. The location is ideally suited for retail businesses including cafes and shops, pharmacies, beauty and skin care, health, medical, fashion, fitness, spa services and much more. With approximately 17,000+ square feet of exclusive office space available for sale or lease, 72 Crossroads features solid concrete construction. Retail and office can be combined or demised to suit your businesses needs, and all units will be delivered in shell condition, offering you the perfect space for your custom build-out.



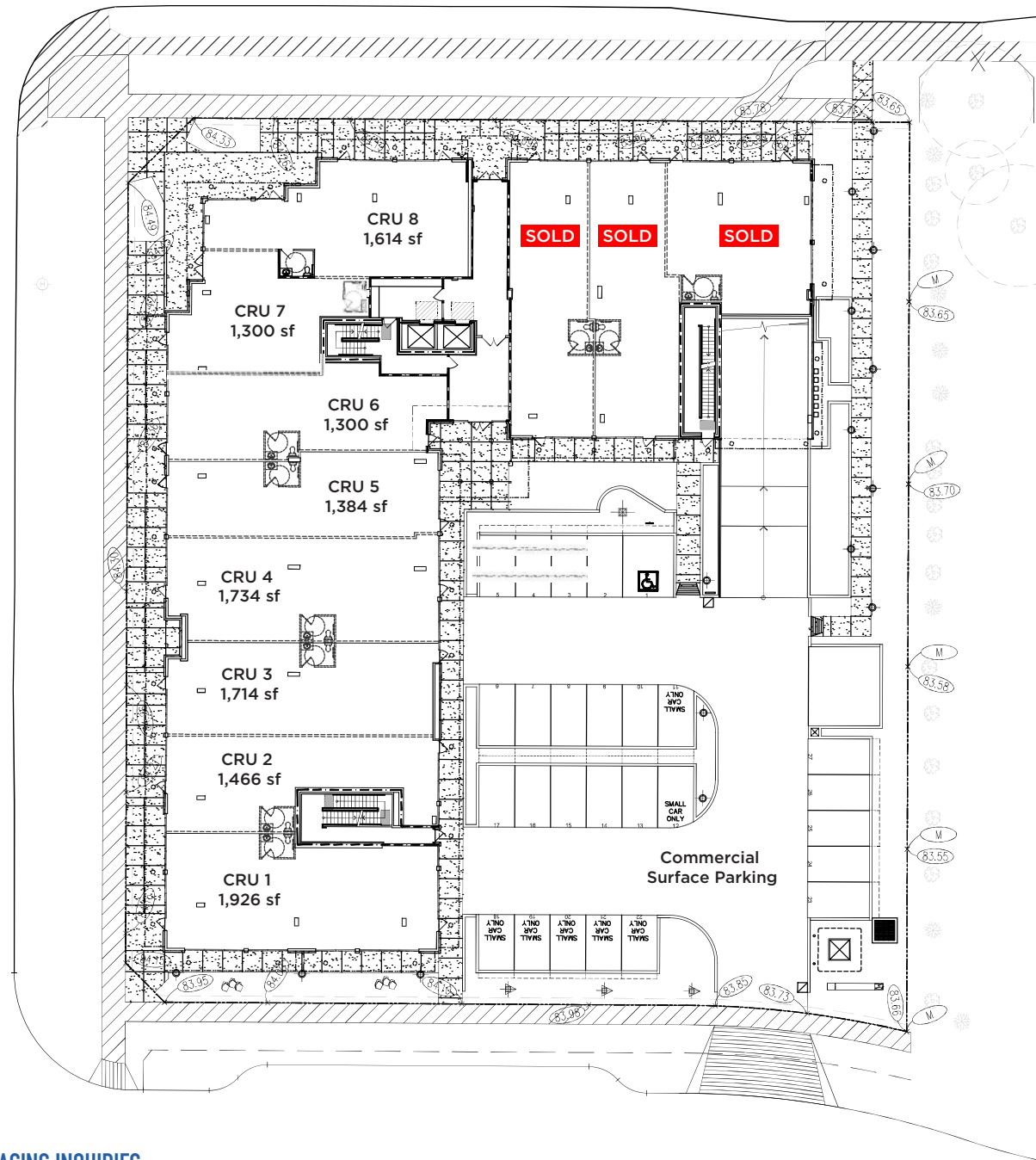
HIGHLIGHTS

- Brand new, 100% concrete construction
- Ample glazing, with modern exterior
- Various demising options available
- Street front exposure with easy access
- excellent signage opportunities
- Ample underground and surface parking for commercial users
- CRU 7 is ear-marked for a coffee shop or cafe

RETAIL LEVEL 1

72nd Avenue

192 Street



SALES & LEASING INQUIRIES

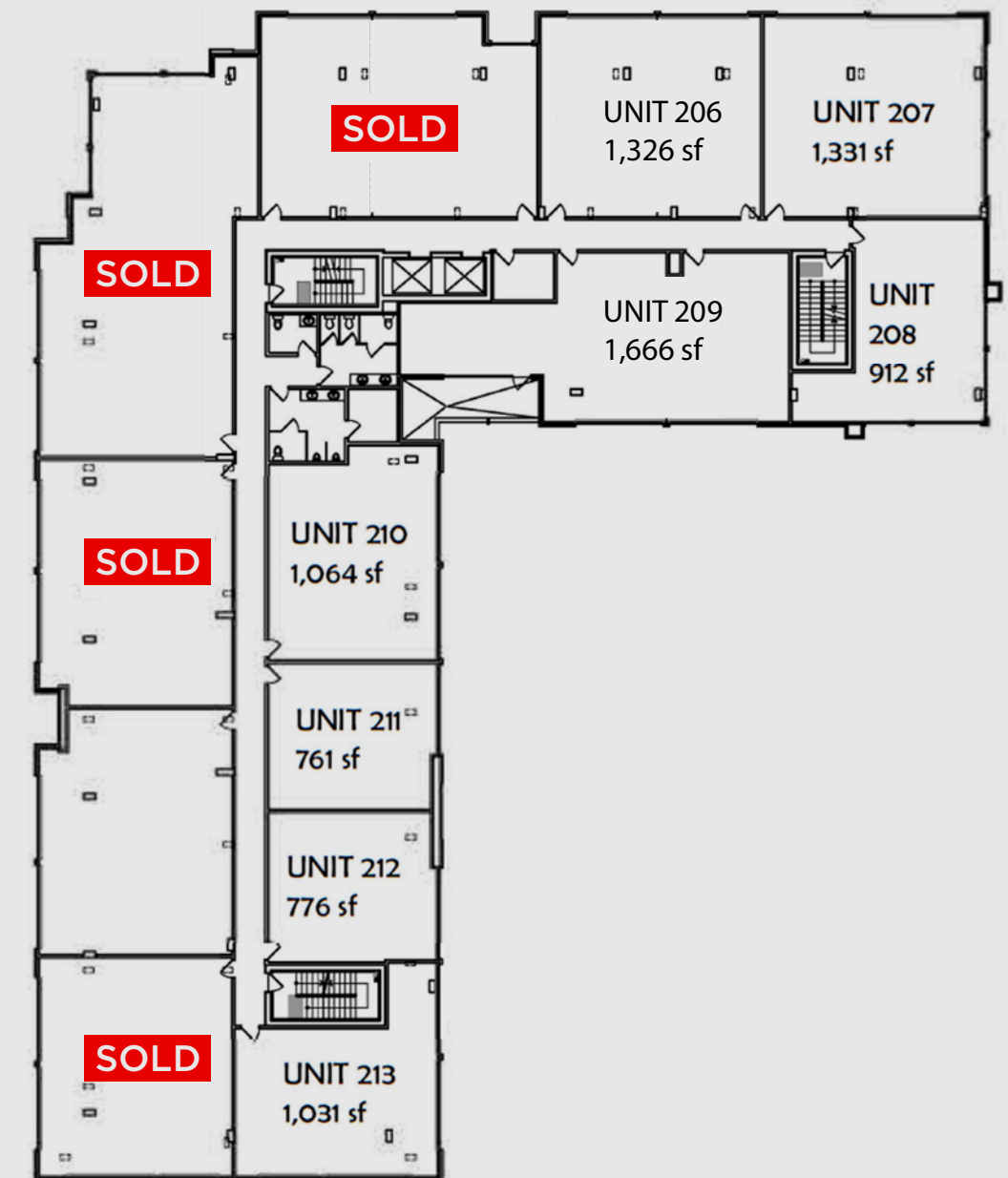
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OFFICE LEVEL 2

72 Avenue

192 Street





THE NANDIBULL

Community Art installation designed and created by "The Nandibull".

Since 2015, The Nandibull Gallery has undertaken challenging and experimental forms of art, redefining conceptual artwork. The Nandibull Gallery has collaborated with Development Projects in British Columbia, Canada to create social and environmental awareness through art installations. The Nandibull Gallery works extensively to focus on issues of Violence against Women and Animals. The art installations by Nandibull, actively advocate balance between human and nature.

*For more information, please visit:
www.priyajanghu.com*



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