



THE
MANHATTAN

HIGH-EXPOSURE RETAIL OWNERSHIP IN SURREY CENTRAL

10260 133A Street, Surrey, BC



Thrive at the Centre of It All

A 5-minute walk (350 metres) from Surrey Central Station and the city's primary transit hub, The Manhattan by ML Emporio Properties places your business in the vibrant heart of Surrey's downtown core. This striking 43-storey tower, home to 418 residences and surrounded by thousands more, is located in one of the city's most vibrant and walkable neighbourhoods. Every day hums with the activity of morning coffee runs, lunchtime meetings, after-school study breaks, post-work workouts, and weekend browsing. With continuous foot traffic, unmatched visibility, and rapid development, the retail spaces at The Manhattan present a rare opportunity for your next business venture. One that thrives around the clock.

Distinctive Spaces for Bold New Ventures

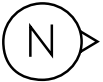
Designed with both form and function in mind, the two commercial units at The Manhattan offer contemporary street-front presence and a distinctive split-level layout that includes a ground-level commercial space with a mezzanine above—maximizing usable space and giving business owners the flexibility to tailor operations to their needs.

With expansive glazing, double-height ceilings, and prominent street frontage, the spaces feel open, inviting, and easy to access in one of Surrey's most pedestrian-friendly neighbourhoods.

Whether you envision an intimate café, a boutique wine lounge, a wellness studio, or a curated retail experience, these commercial spaces are ready to be customized for your next venture.



Contemporary Space Ready for Everyday Action



CRU 1

GROUND 2,303 SF

MEZZ 828 SF

TOTAL 3,131 SF

\$3,757,200

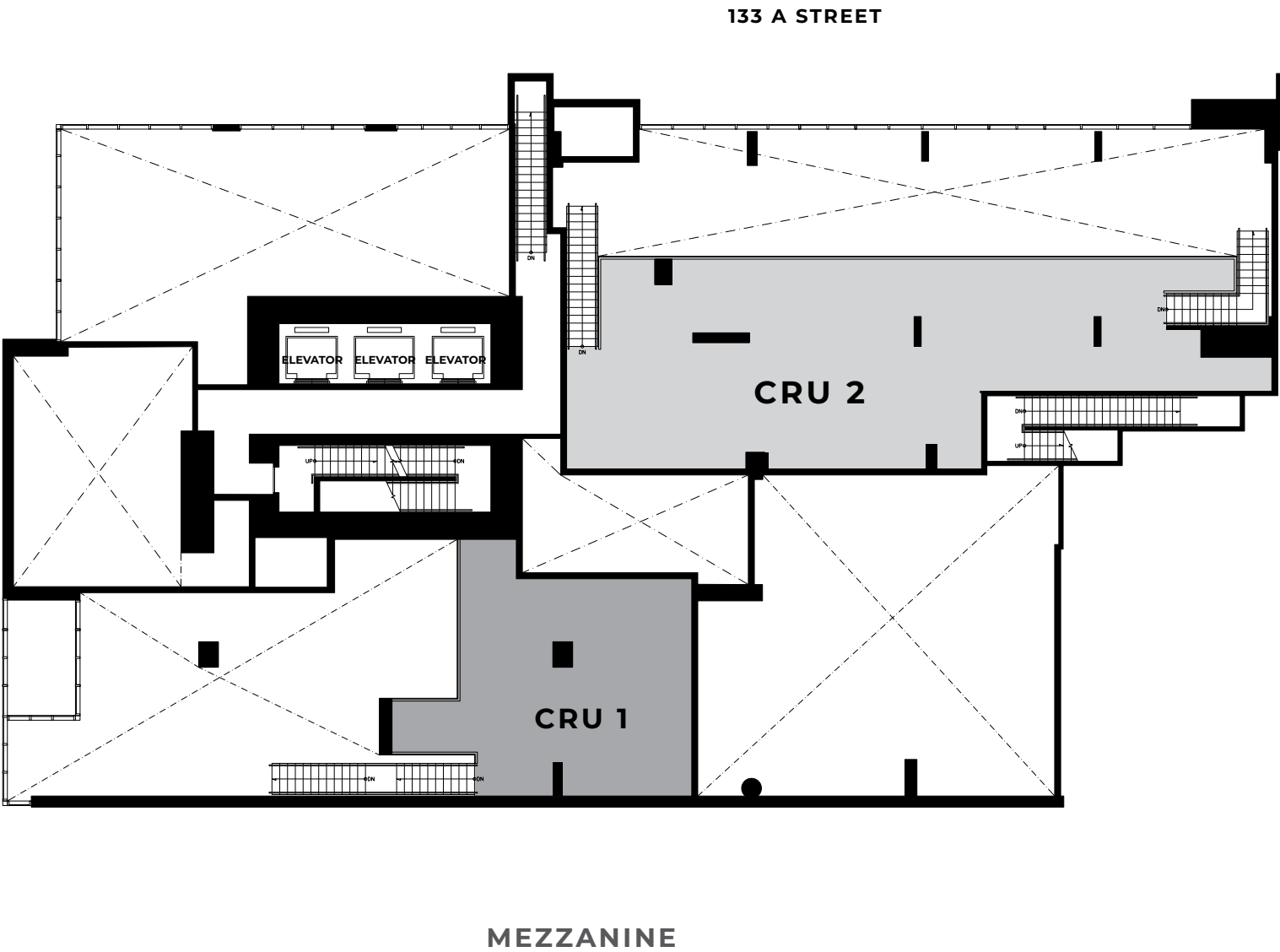
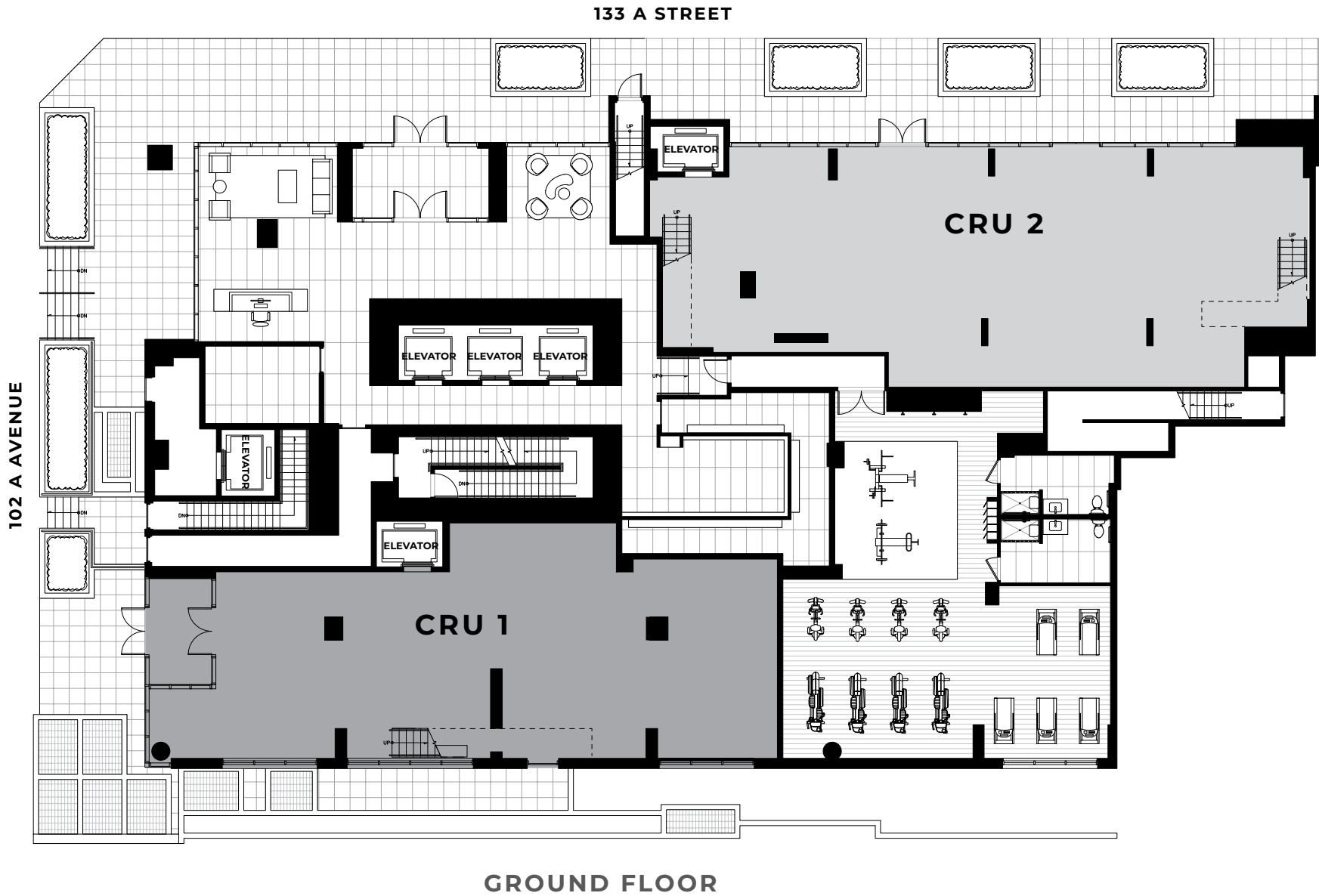
CRU 2

GROUND 2,529 SF

MEZZ 1,754 SF

TOTAL 4,283 SF

\$5,139,600



The Future of Surrey is Now

There's a lot to say about Surrey's bright future—but there's no need to wait for tomorrow. The energy of this urban centre, alive with activity and opportunity, is already unfolding. Surrey has evolved into a thriving metropolitan hub on par with global cities.

Surrey Central draws thousands of people each day—from local residents and students to commuters, healthcare professionals, and civic staff—thanks to its central location near Surrey Central Station, Simon Fraser University, Surrey Memorial Hospital, Surrey City Hall, and Central City Shopping Centre, which also houses Kwantlen Polytechnic University.

The city's transformation is already underway in 2025. At the geographic heart of Metro Vancouver, the upcoming Centre Block development will redefine the area as Surrey's economic, cultural, and transit hub. Once complete, it will feature two new towers housing office space, SFU's new medical school, and over 2 million square feet of institutional and civic uses. The plan also includes a beautifully landscaped public plaza—creating a welcoming, people-first environment while anchoring what will become the city's focal point for employment and educational growth.



Design and rendering by Hariri Pontarini Architects, courtesy of Surrey City Development Corporation.

EDUCATION

1. Kwantlen Park Secondary School
2. AHP Matthew Elementary School
3. Old Yale Road Elementary School
4. Canadian College
5. KB Woodward Elementary School
6. SFU (two locations)
7. SFU Future Expansion
8. KPU
9. UBC Future Expansion
10. City Centre Library

RESTAURANTS

11. Prado Cafe
12. Starbucks
13. Dominion Bar + Kitchen
14. Skye Avenue Kitchen & Lounge
15. White Spot
16. Take Five
17. Nemisis Coffee
18. Big Star Sandwich Co.
19. Trees Organic Coffee

CONVENIENCE

20. London Drugs
21. TD Canada Trust
22. RBC
23. Central City Shopping Centre
24. T&T
25. Walmart
26. Shoppers Drug Mart
27. Surrey Memorial Hospital
28. Centre Block Future Development



5 MIN WALK

- Gateway Station
- Chuck Bailey Rec Centre
- Whalley Baseball Stadium
- BC Lions Training Centre



30 MIN DRIVE

- US Border



45 MIN DRIVE

- YVR Airport



60 MIN DRIVE

- Downtown Vancouver



The Right Crowd, Right Outside Your Doors

Surrey City Centre offers an established and steadily growing customer base. With an average age of 39, this youthful, energetic community is supported by a strong workforce and healthy household incomes.

Over 250,000 people live in the surrounding area, including students, professionals, commuters, and healthcare workers—drawn here by the city’s central location, transit access, and institutional anchors.

By 2041, Surrey City Centre’s population is expected to more than double, reaching approximately 70,000 residents. Employment in the area is also set for growth, further establishing its role as the city’s focal point of economic and educational activity.

With dense foot traffic, expanding infrastructure, and 418 new homes coming directly above at The Manhattan, this is a place where businesses grow.



DEMOGRAPHICS

Within 5km radius



POPULATION	259,580
UNDER 20	49,772
20 - 64	174,183
64+	35,623
AVERAGE AGE	39
AVERAGE HOUSEHOLD INCOME	\$113,133
HOUSEHOLDS	81,263



Project Team

DEVELOPED BY



ML Emporio is a development company with a rich legacy of designing and developing exceptional multi-family homes over the last 25 years. Homes are designed with a unique standard of luxury through exceptional design and thoughtful planning.

ML Emporio's objective with every new community is to respect and retain the character of the surrounding neighbourhood, and to contribute to the vitality of their futures.

MARKETING & SALES BY



Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms—Real Estate Services, Engineering, and Investment Management—we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.



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