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13562 77 Avenue, Surrey

Up to 8,850 SF of Flex Retail Space **For Lease in Surrey**

Accelerating success.



Opportunity & Location

An exceptional opportunity to lease a high-exposure commercial space at 13562 77 Avenue. Zoned CHI (Highway Commercial Industrial), the Property offers rare flexibility between retail and industrial uses, accommodating a broad range of commercial, showroom, warehouse, and service-oriented businesses. Flexible demising options allow tenants to configure the space to suit their operational requirements.

The property benefits from prominent frontage and visibility along King George Boulevard, providing excellent exposure to high daily traffic volumes. Strategically positioned with convenient access to major east-west and north-south transportation corridors, the location offers efficient connectivity throughout Surrey and the broader Lower Mainland within an established commercial and industrial node.

Zoning

CHI: Highway Commercial Industrial Zone

Available Area

Contiguous: 8,850 SF

Divisible: 4,000 SF

Asking Rate

Base Rent: \$35.00 PSF

Additional Rent (2026): \$6.00 PSF

Availability

Immediate



Permitted Uses

- Indoor recreational facilities
- Childcare centres
- Appliance stores
- Automotive/Marine parts stores
- Garden supply store
- Retail warehouse uses
- Assembly halls
- Adult education institutions
- Used clothing stores
- Eating establishments

Property Features

- Two (2) grade level loading doors
- Pylon signage opportunity along King George Boulevard
- Access to rear courtyard for loading
- Numerous on-site parking stalls
- Flexible demising options



Your Sign Here



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