

DISTRICT 104

A Strategic Investment Opportunity

**271,000 SF of Premium Office
& Retail Space *For Sale or Lease***

14178 104 AVENUE SURREY | BC

Surrey's New Centre of Gravity

OPPORTUNITY

Located in the heart of Surrey's most dynamic region, District 104 is a 271,000 SF mixed-use development strategically situated between Surrey's two most prominent centres, Surrey City Centre and Guildford Town Centre.

With zoning that permits diverse commercial uses, expansive floor plates, and comprehensive amenities, this property is positioned for both immediate income generation and long-term growth.



271,000 SF across
four floors



675 underground
parking stalls plus 48
surface parking stalls



Transit-oriented location
with 575 ft of frontage
along 104th Ave



Flexible C-35 zoning
supporting multiple
commercial uses



Anticipated Occupancy
Q1/Q2 2026

This is a strategic investment opportunity in Surrey's rapidly changing urban transformation. With approved building permits already in place for base building upgrades, District 104 offers a turnkey opportunity to capitalize on Surrey's remarkable growth trajectory.

Office Opportunity

District 104 represents a rare opportunity to own or lease premium commercial real estate in one of Metro Vancouver's fastest-growing markets.

This 271,000 SF mixed-use development offers a combination of exposure, accessibility, and future value. Thoughtfully designed to support a wide range of commercial uses, the property includes flexible zoning, expansive floor plates, and comprehensive amenities.

Features:



Flexible Floor Plates

Generous 80,000 SF lower-level floor plates accommodate everything from large corporate users to multi-tenant configurations



Modern Infrastructure

Built in 1998 with contemporary systems and approved upgrades planned



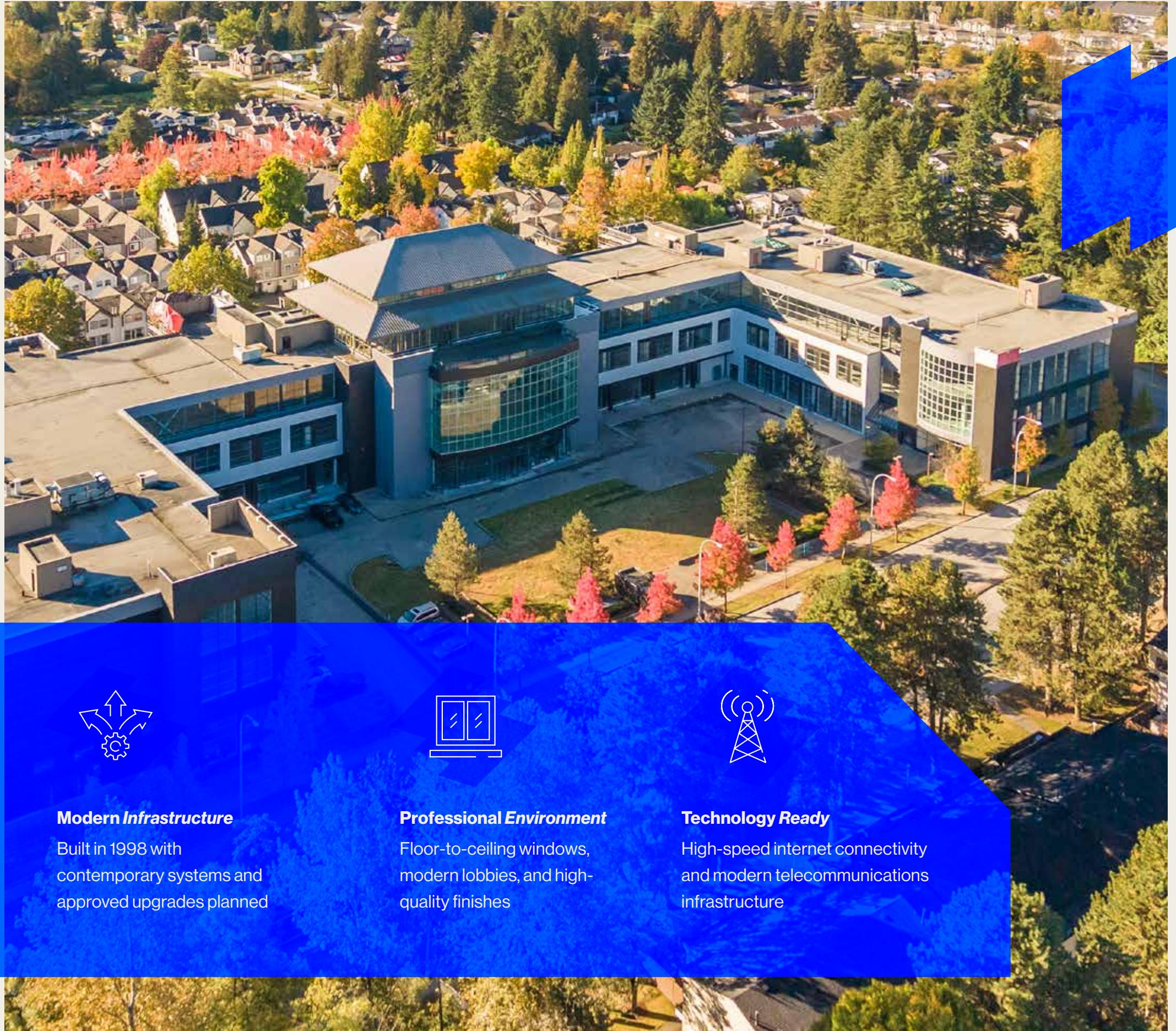
Professional Environment

Floor-to-ceiling windows, modern lobbies, and high-quality finishes



Technology Ready

High-speed internet connectivity and modern telecommunications infrastructure





Retail Opportunity

Located on a prominent stretch of 104th Avenue, this ground-floor retail space offers 575 ft of frontage, visibility to 15,000 daily vehicles, and close access to Surrey Central Station.

With over 2,000 new residents expected within three blocks, businesses of all sizes can benefit from the exposure and accessibility this location offers.

C-35 zoning includes permitted uses such as:

- All types of retail stores including grocery stores and large-scale drug stores
- Assembly Halls and Banquet Halls
- Childcare centres
- Museums
- Art galleries
- Theatres and dancing establishments
- Financial services including banks
- Medical uses including Veterinary Clinics
- Adult education institutions
- Restaurants and Neighbourhood pubs
- Personal and Beauty services
- Indoor Recreational Facilities including sports, health & fitness centres, yoga and dance studios, bowling alleys and bingo halls
- All types of professional office uses

Features:



Flexible Configurations

Adaptable spaces suitable for various retail concepts



High Traffic Location

Positioned on a major arterial connecting two prominent town centers



Transit Accessibility

Multiple bus routes and proximity to Sky Train increase customer access



Unmatched Visibility on 104 Avenue

Located in the centre of Surrey's Whalley/Guildford corridor, District 104 anchors one of the region's most active and rapidly evolving urban centres. Just minutes from Surrey Central SkyTrain Station, it offers direct transit connections to Vancouver, Burnaby, and New Westminster, along with frequent bus service and convenient access to Highway 1, Highway 99, and the Port Mann Bridge. Everyday amenities, services, and dining options are all within close proximity.

The surrounding area includes major destinations such as Central City Shopping Centre, Simon Fraser University's Surrey campus, Surrey Memorial Hospital, and Surrey City Hall. A wide range of educational institutions including Kwantlen Polytechnic University, public schools, and private colleges.



Fifteen Minute City

District 104's central location provides excellent access to Surrey's most important amenities and services.

Parks & Recreation

- 1 Royal Kwantlen Park
- 2 Hawthorne Park
- 3 Green Timbers Park
- 4 Holland Park
- 5 Landmark Cinemas
- 6 Guildford Recreation Centre

Education

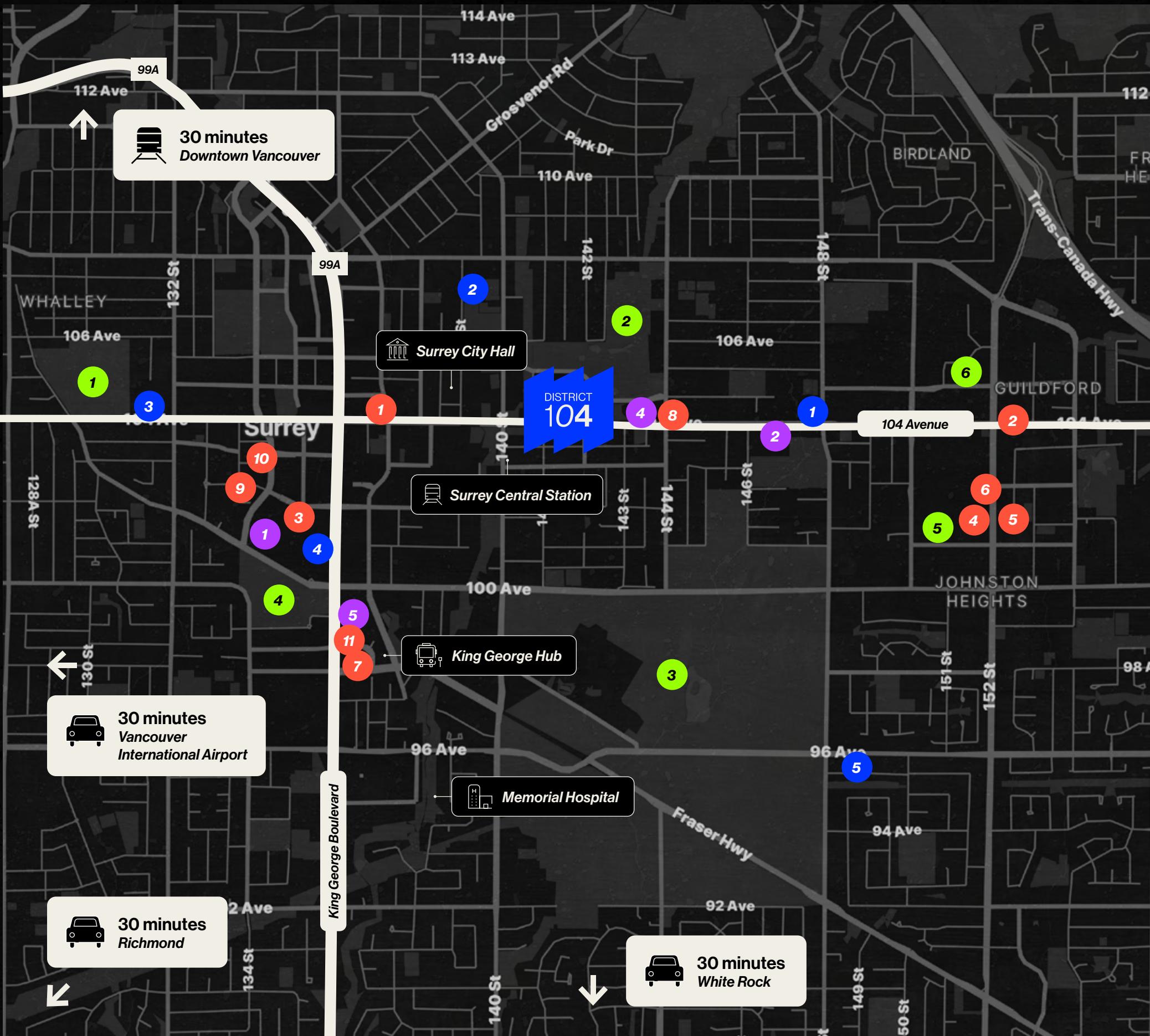
- 1 Hjorth Road Elementary School
- 2 Forsyth Road Elementary School
- 3 Kwantlen Park Secondary School
- 4 Simon Fraser University
- 5 Parkland Elementary School

Restaurant & Cafes

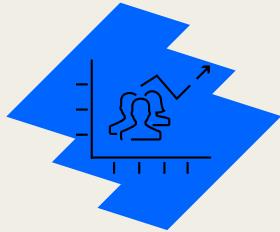
- 1 Bozzini's Restaurant
- 2 Lee Yuen Seafood Restaurant
- 3 Boston Pizza
- 4 White Spot
- 5 Earl's Kitchen + Bar
- 6 Red Robins
- 7 Ruex Cafe and Bar
- 8 Freshslice Pizza
- 9 Nemesis Coffee Surrey Pavilion
- 10 Trees Organic Coffee
- 11 Combine Cafe & Bar

Retail & Shops

- 1 Central City Mall
- 2 Guildford Town Centre
- 3 Real Canadian Superstore
- 4 Hen Long Market
- 5 King George Hub



A Community on The Rise



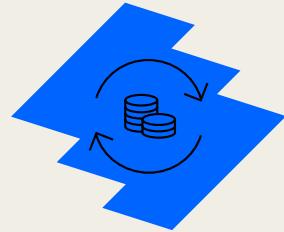
Population Growth

580,000+ (2024)
Surrey population

2nd-Largest City
in Metro Vancouver

750,000 by 2040
Projected to reach

Young growing
demographic profile



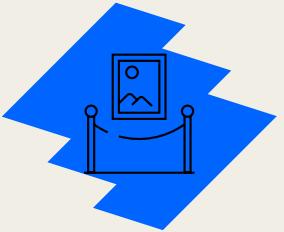
Economic Indicators

\$85,000+
Median household income

3.2% annually
Employment growth rate

Technology, healthcare,
education, logistics
Major industries

1,500+ businesses
in Whalley/City Centre area



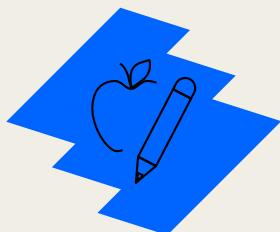
Quality of Life

200+ Parks
Covering 6,000+ acres

Diverse, multicultural
community

Rich arts and culture
scene

Growing restaurant and
entertainment *district*



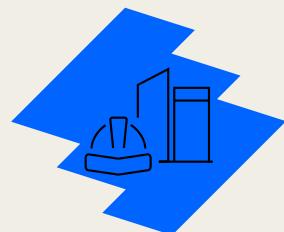
Education & Workforce

5,000+ students
Simon Fraser University Surrey

20,000+ students
Kwantlen Polytechnic University

75,000+ students
Surrey School District

Highly educated,
multilingual *workforce*



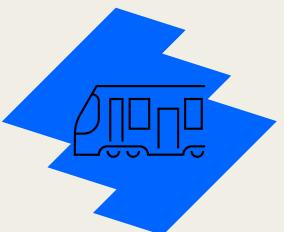
Development Activity

\$2+ Billion
Approved development projects

15,000+
*new residential units planned
within 2km*

Major infrastructure
investments *including LRT*

Ongoing downtown
revitalization *initiatives*



Transit & Infrastructure

SkyTrain
extensions planned

Bus
rapid transit developments

Cycling
infrastructure expansion

Smart city
technology initiatives

*Surrey represents one of
Canada's most dynamic growth
markets, combining rapid
population expansion with
economic diversification and
urban development.*





DISTRICT 104



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