



This 3,967 sq. ft. two-level space is ideally positioned in a high-growth commercial corridor, surrounded by established neighbourhoods and expanding developments. The location benefits from steady local and destination traffic, supported by a strong demographic mix of families, professionals, and long-term residents—driving consistent demand for food service, medical, retail, and professional uses. With excellent visibility from major routes and continuous foot and vehicle flow, the property provides exceptional exposure for brand growth. Its versatile layout allows for easy customization, making it suitable for cafés, restaurants, clinics, retail, or service-based businesses. Whether launching a flagship concept or expanding your brand, this location offers the flexibility and market strength needed for long-term success.

Ameen Awla PREC\*  
Royal LePage Global Force Realty  
[ameenawla@royallepagecommercial.com](mailto:ameenawla@royallepagecommercial.com)  
Contact: (778) 895-0196

## Property Details

Lower Floor:	2595 sqft
Main Floor:	1372 sqft
Total:	3967 sqft

## Zoning

C-15  
Town Centre Commercial Zone

## Lease Rate

Contact Listing Agent

## Availability

January 1st, 2026

## Additional

\$7.00 PSF

## Opportunity

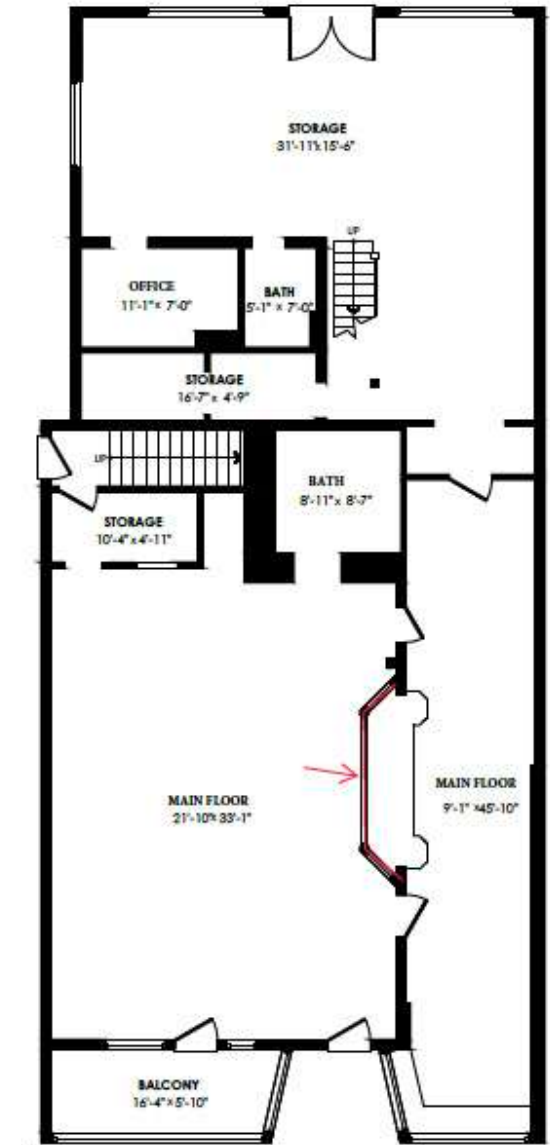
This space is ideally suited for businesses seeking a strategic position within a high-growth commercial corridor. Located at the centre of established residential neighbourhoods and adjacent to new developments, the property benefits from a steady flow of both local and destination traffic throughout the day. The surrounding community offers a diverse demographic mix—families, working professionals, and long-term residents—creating consistent demand for food services, medical uses, retail, and professional offerings.

With exceptional visibility from major routes and constant foot and vehicle movement, this location provides businesses with the exposure needed to build strong brand recognition. The versatility of the two-level layout allows operators to customize the space to fit a wide range of concepts—including food and beverage, health and wellness, retail, or service-based businesses—while maintaining efficient customer circulation and functional back-of-house operations.

Whether you are introducing a new flagship concept, expanding an existing brand, or establishing a professional presence in Cloverdale, this property offers the flexibility, accessibility, and market strength required to support long-term success.

## Property Highlights

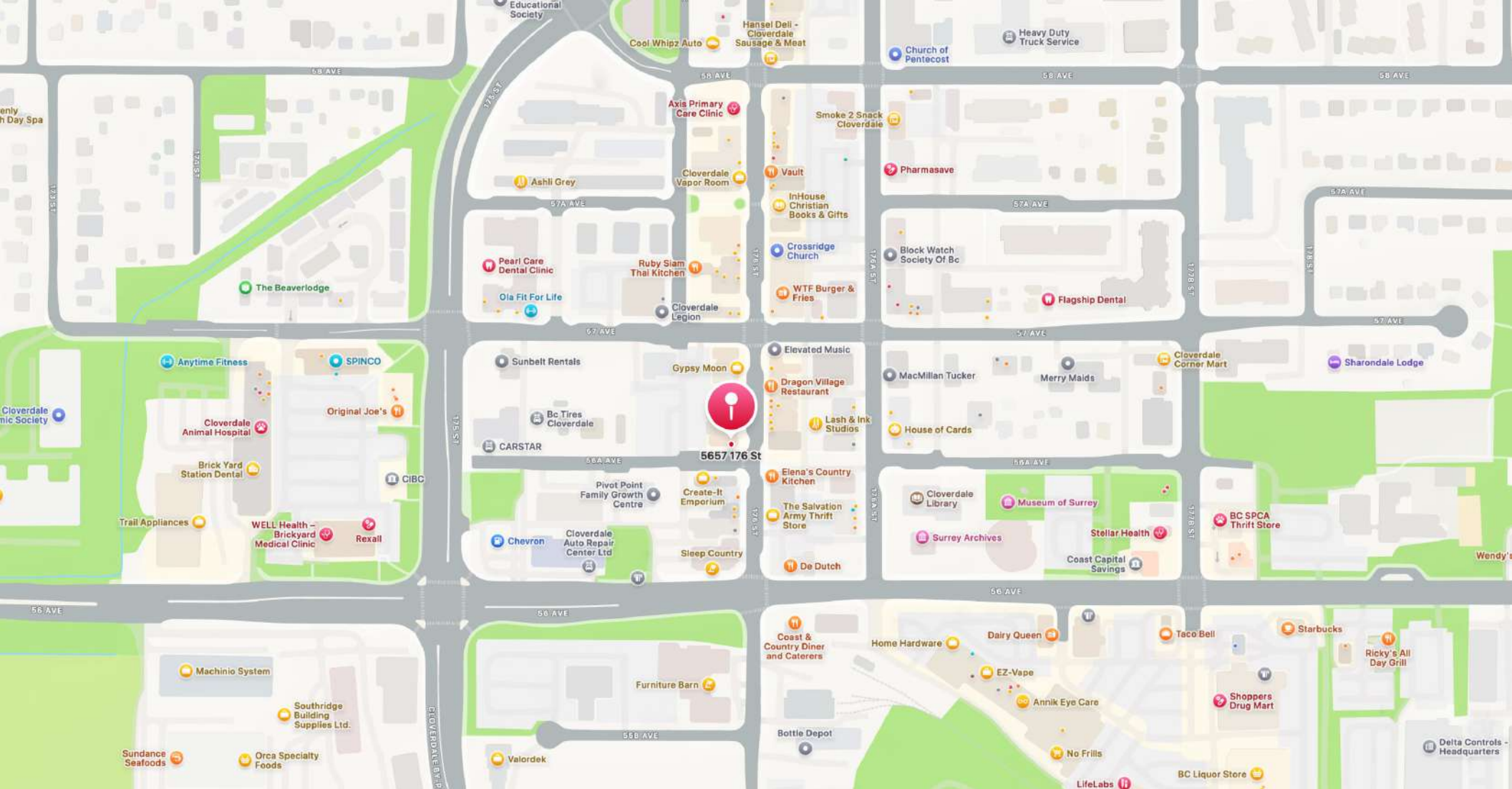
- Two-Level Commercial Building
- Main Floor: 2,595 sq. ft.
- Second Floor: 1,372 sq. ft.
- Bonus: Spacious balcony/patio area
- Flexible Zoning suitable for a wide range of uses, including:
  - Café or coffee shop
  - Medical or wellness clinic
  - Restaurant or food service
  - Liquor store or specialty retail
  - Professional offices
  - Boutique fitness, education centre, and many other possibilities
- High-Traffic Area with strong surrounding residential growth
- Ample On-Site Parking for customers and staff
- Prominent Frontage & Signage Opportunity to maximize brand visibility











Contact for more information

Ameen Awla PREC\*  
 (Personal Real Estate Corporation)  
 Royal LePage Global Force Realty  
[ameenawla@royallepagecommercial.com](mailto:ameenawla@royallepagecommercial.com)  
 Contact: (778) 895-0196  
 Unit: 306, 15300 54A Avenue,  
 Surrey, BC, Canada V3S 8R7

