

FOR SUBLEASE | RETAIL
19161 FRASER HIGHWAY
SURREY, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



- ▶ **2,409 SF Retail Opportunity**
- ▶ **High Exposure Corner Location with Prominent Signage in Clayton Market**
- ▶ **Available Immediately**

Neil S McAllister

Personal Real Estate Corporation

Lee & Associates

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Location

The premises are located at the busy northwest corner of Fraser Highway and 64th Avenue in Surrey, BC.

Features

- ▶ Located within one of Surrey's most affluent areas – Clayton Heights
- ▶ Former 7-Eleven
- ▶ High exposure corner location with 32,600 vehicles per day
- ▶ Prominent pylon signage
- ▶ Population of 81,906 within 3 kilometres
- ▶ Adjacent to future rapid transit line

Municipal Address

19161 Fraser Highway, Surrey, BC

Year Built

2017

Shopping Centre Size

8,000 SF

Size of Premises

2,409 SF

Sublease Rate

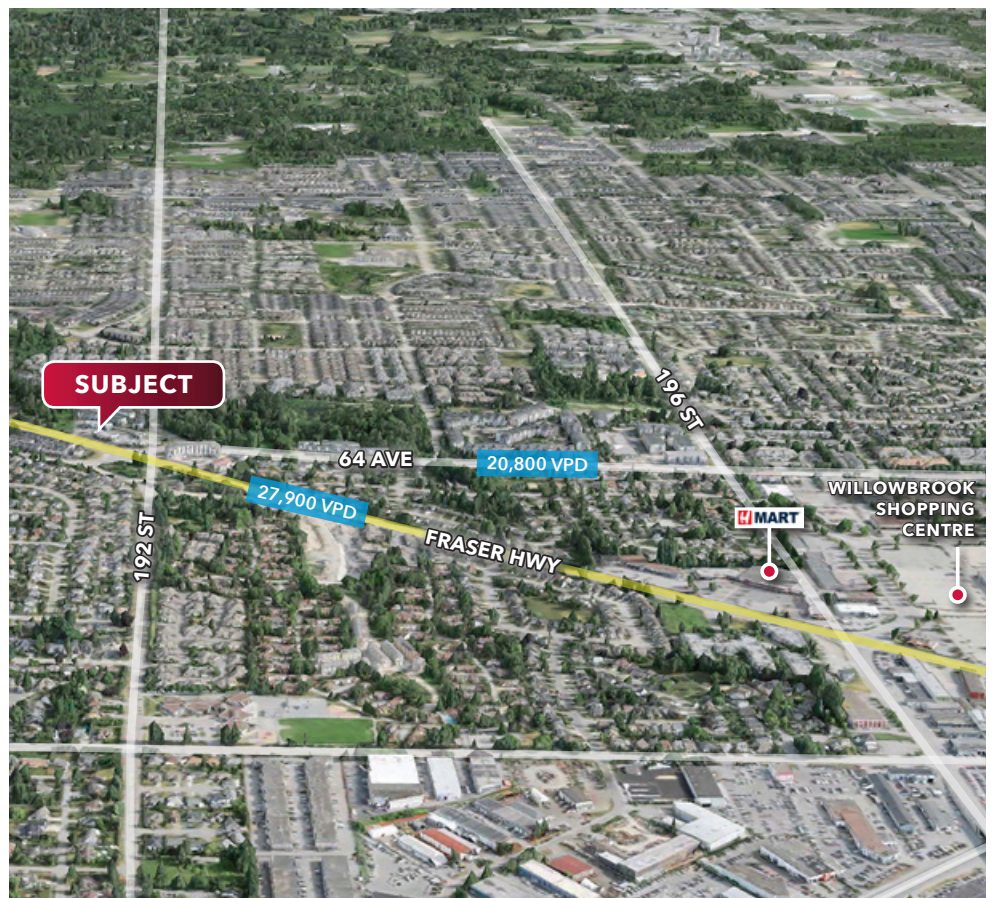
Contact agent

Taxes & Operating Costs

\$16.25 PSF (estimate)

Lease Expiry

October 31, 2027



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