

# CC4 STRATA RETAIL FOR SALE

UNIT 102 - 9686 137 STREET, SURREY, BC





# PREMIUM RETAIL OPPORTUNITY

Brand-new strata retail unit on the ground level of City Centre 4 - the latest and largest phase of Surrey City Centre's Health & Technology DISTRICT which currently totals over 1/2 million SF of AAA office and retail space.

The subject unit features 989 square feet of ground floor commercial space, prominent signage opportunities, and strong levels of foot traffic from the development's completed phases. Located in the vibrant Health & Technology District and immediately adjacent to one of Canada's busiest hospitals, the area is highly accessible by vehicle and public transit and is surrounded by a wide range of amenities.

## THE DETAILS

### CIVIC ADDRESS

Unit 102 - 9686 137 Street, Surrey, BC

### STRATA LOT

2

### UNIT AREA

989 SF \*

### ZONING

CD (Comprehensive Development)

### PARKING

2 stalls

### ASKING PRICE

\$1,499,000

## UNIT FEATURES



Floor to ceiling glazing,  
prominent signage options



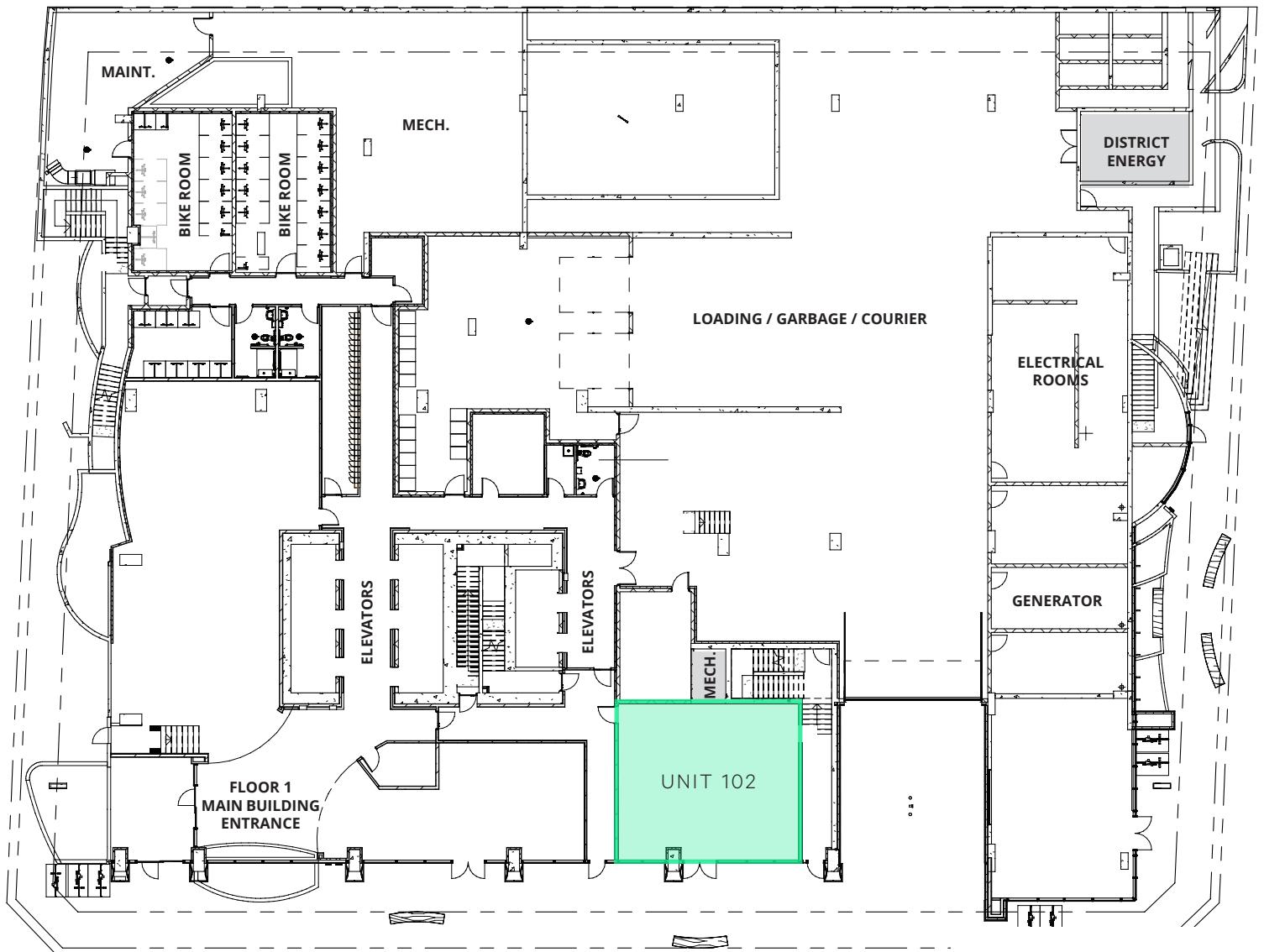
Located just a short walk of  
King George Skytrain Station



Brand-new unit in growing  
retail plaza



Floor plan not to scale. Subject to verification.



## RETAIL LAYOUT





## THE LOCATION

City Centre 4 is perfectly positioned in the heart of the Surrey City Centre and located in the vibrant Health & Technology District. Immediately adjacent to one of Canada's busiest hospitals and next to the newest UBC and Simon Fraser University campuses, as well as nearby to a variety of amenities including multiple hospitality and retail outlets.

A highly accessible and central location, the City Centre District is only minutes from King George Hub Skytrain Station and the Fraser Highway - King George intersection to Langley, allowing easy access to multiple transit options.



### CAFES & RESTAURANTS

- 1 Browns Socialhouse
- 2 Mucho Burrito
- 3 Starbucks
- 4 Quesada Burritos & Tacos
- 5 Captain's Oven Pizza
- 6 Tim Hortons
- 7 Jollibee
- 8 Kinton Ramen
- 9 Waffle House Diner
- 10 Ruex Cafe and Bar
- 11 A&W Canada
- 12 Combine Cafe & Bar
- 13 White Spot
- 14 Nemesis Coffee



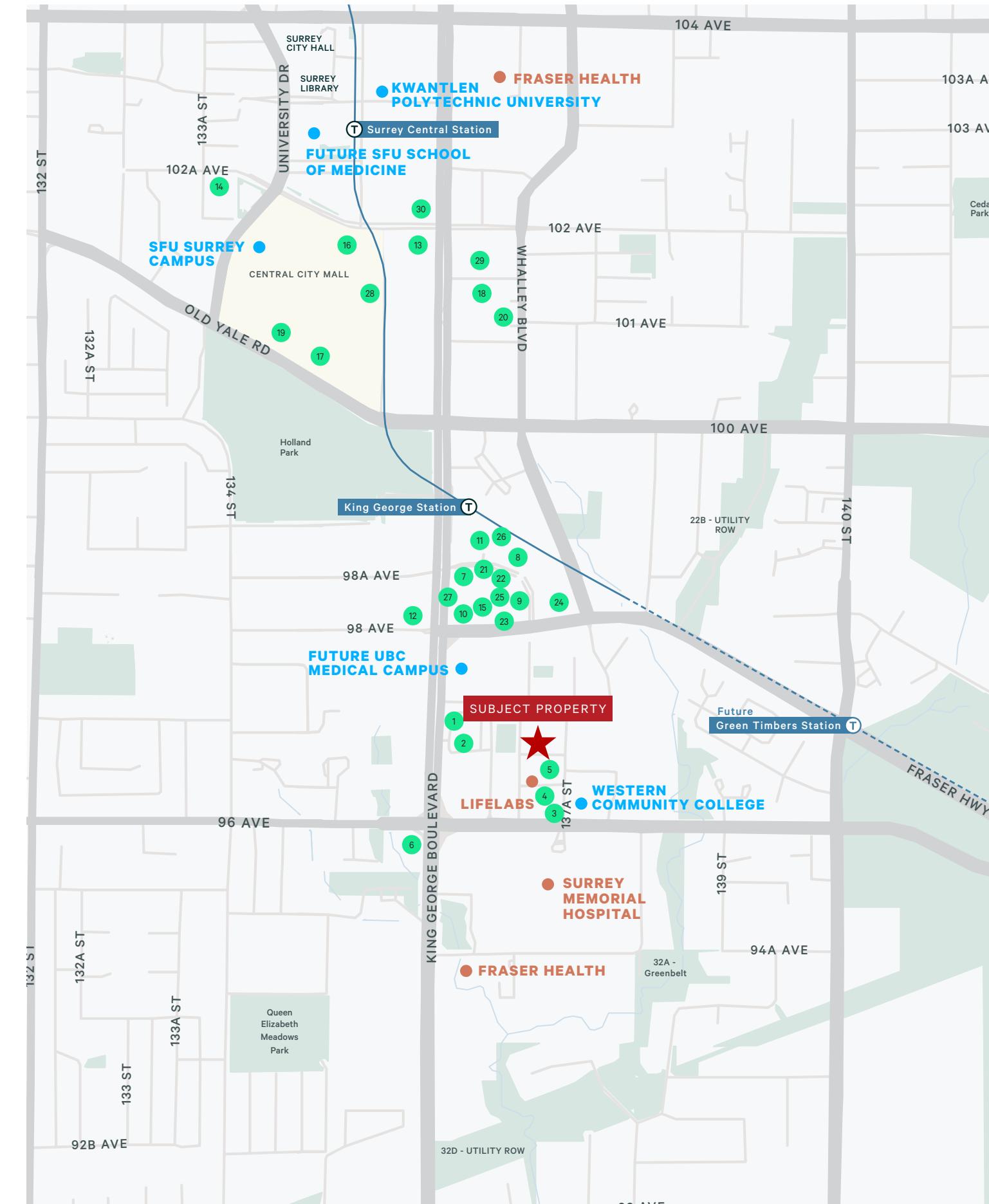
### SHOPPING

- 15 Save-On-Foods
- 16 Walmart Supercentre
- 17 T&T Supermarket
- 18 Staples
- 19 The Brick
- 20 Habib Market
- 21 Bottleworks Liquor Store
- 22 Surrey E-bikes
- 23 Rexall



### BANKING

- 24 BMO Bank of Montreal
- 25 TD Canada Trust
- 26 Coast Capital
- 27 BDC-Business Development Bank
- 28 Scotiabank
- 29 CIBC
- 30 RBC Royal Bank



# CC4

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## CONTACT

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