



Our Community

Central City is at the epicentre of Downtown Surrey, fronting King George Boulevard between 100 Ave and 102 Ave. Central City connects easily to New Westminister, Coquitlam, Burnaby, Vancouver, Richmond and the Vancouver International Airport through the King George SkyTrain line. Directly adjacent to the office tower is the Surrey Central bus loop and SkyTrain Station.

97,000+	Total Pop. (3km Radius)
69,000+	Total Daytime Pop. (3km Radius)
8,000+	Households (1km Radius)
89%	Post Secondary Educated (10km Radius)
30%	Newcomers Population
+/-44	Restaurants (1km Radius)
22 - 37	Average Age

\$
\$72,000
Avg. Household Income (3km radius)

Shopping Cart
2 Groceries
Walmart & T&T Supermarket (on site)

Leasing Inquiries

Basic Rental Rate:
Please contact Stephanie Setchell, Leasing Director, at **604.587.7760** or **ssetchell@nicolawealth.com**.

Additional Rental Rate:
\$35.41 PSF (2023 estimate), plus Promo and Media Fund.



Key Facts

560,000 SF
Shopping Centre GLA

140
Shops & Services

Walmart & T&T
Anchor Tenants

3,800 Stalls
Onsite Parking

20 EV
Charging Stations

365,000 SF
SFU Surrey Campus

\$1,197 PSF
Food Court Sales (Avg. 2021)

8 Mil+
Annual Foot Traffic

3,000+
Office Tower Staff

5000+
SFU Students (Full-time equivalents)

Transit

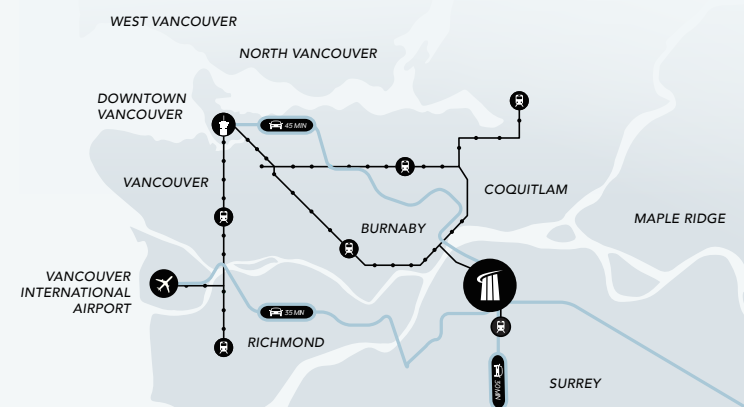
65 Min to Vancouver Intl. Airport
35 Min to Downtown Vancouver
16 Min to Burnaby
9 Min to New Westminister

Car

120 Min to Seattle, USA
40 Min to Downtown Vancouver
35 Min to both Intl. Airports
21 Min to Burnaby
11 Min to New Westminister

Walking

Holland Park
Surrey Memorial Hospital
Surrey City Hall
Surrey City Centre Library
Civic Boutique Hotel (Marriott Autograph Collection)



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