

FOR LEASE

7931

120th Street
Delta, BC

New Orleans Square

HIGHLIGHTS

- Strategically located units with private entrance
- High exposure location, visible from Scott Road
- High visibility signage opportunity on Scott
- Large, professionally managed, parking area



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Macdonald
COMMERCIAL

member of

CORFAC
INTERNATIONAL

PROPERTY SUMMARY

Address

7931 120th Street, Delta, B.C. V4C 6P6

Zoning

C1 Core Commercial - Contact the listing agent for a copy of the zoning bylaws.

Units Available

7909	2,119 SF
7913	975 SF LEASED
7915	1,594 SF
7923	832 SF
7927	1,594 SF
7949	4,787 SF LEASED

Asking Lease Rate

Base Rent: \$19 PSF (2023)

Triple Net: \$16.99 PSF (2023 Estimate)



OPPORTUNITY

Macdonald Commercial is pleased to present the opportunity to lease in an established, centrally located, and professionally managed building: New Orleans Square. Located at 7931 120th Street, on a high volume corridor separating Delta and Surrey, units are available, starting at 549 sq. ft. up to 4787 sq. ft. These units would support an assortment of retail and professional uses including: various retail uses, medical clinics, office space, a café and much more.

LOCATION

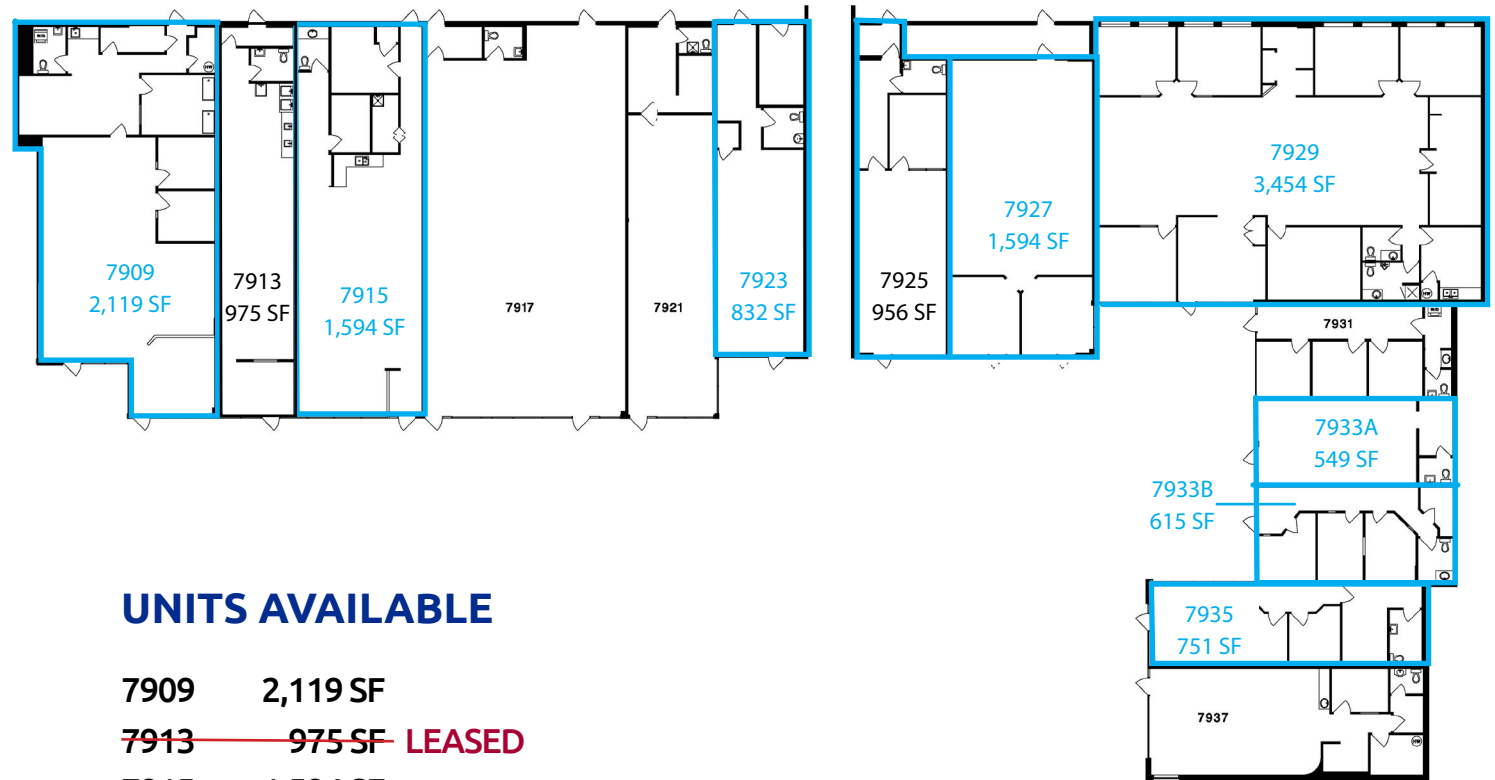
Located on Scott Road, a north-south road that links Delta and Surrey, just south of 80th Avenue. The area is home to many major retailers including: Canadian Tire, Mark's Work Warehouse, The Real Canadian Superstore, Safeway, Save-On-Foods, Wal-Mart, Home Depot, Sport Chek, Cactus Club Café, and others. The property is in close proximity to key transit, shopping/dining options, major arterials and the new Delta Rise Condominium development.



FLOOR PLAN

New Orleans Square

7931 120th Street
Delta, BC



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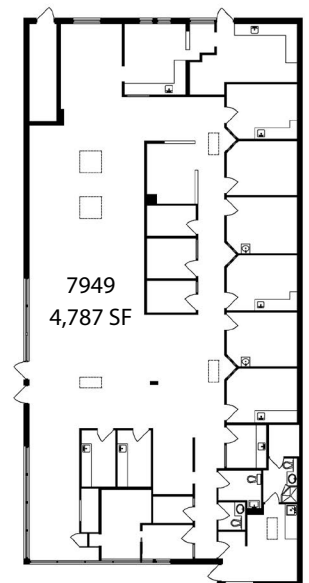
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AMENITIES

1. Superstore
2. Cactus Club
3. The Keg
4. Mark's Work Warehouse
5. Tim Hortons
6. Dollar Tree
7. Superstore
8. Royal Bank
9. IHOP
10. Best Buy

Drive time to

US Border	32 min
YVR	38 min

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