

FOR LEASE | RETAIL
2380 152ND STREET
SURREY, BC



- ▶ **700 SF Retail Unit**
- ▶ **One of South Surrey's Busiest Intersections**

Location

This space is strategically located on the southeast corner of 152nd Street and 24th Avenue in one of Greater Vancouver's most desirable neighbourhoods. The rapidly growing area of South Surrey/White Rock has experienced a 24% growth in population over the last five years and is now home to over 90,896 residents. This is an opportunity to join a variety of high profile retailers within the immediate vicinity at one of the main cross roads in South Surrey.

Highlights

- ▶ 25 surface parking stalls (4+/1,000 SF)
- ▶ Immediate access to transit
- ▶ Pylon signage available
- ▶ High-exposure and high-traffic corner location

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Available Area

700 PSF

Asking Rate

\$35.00 PSF per annum

Taxes & Operating Costs

\$14.32 PSF per annum
 (2025 estimate)

Pylon Sign

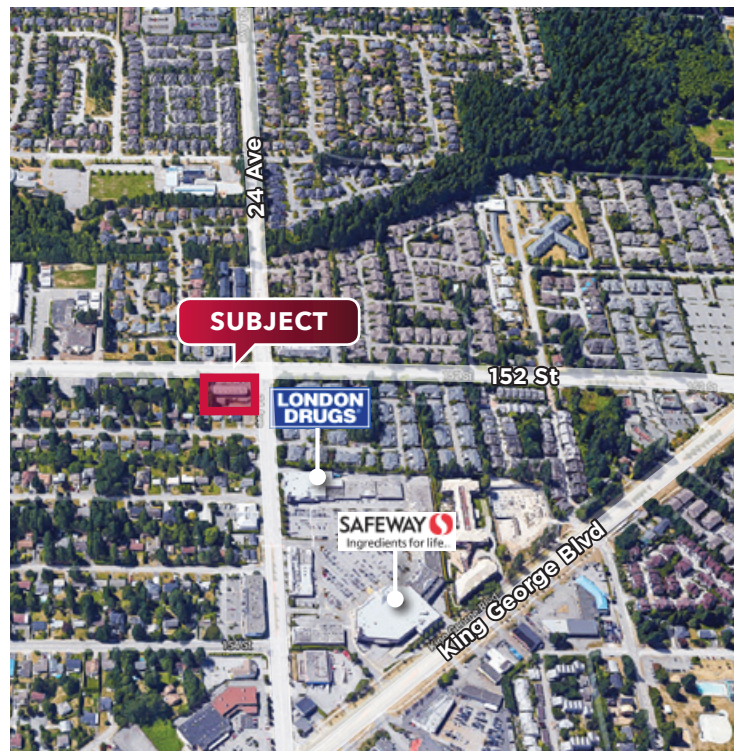
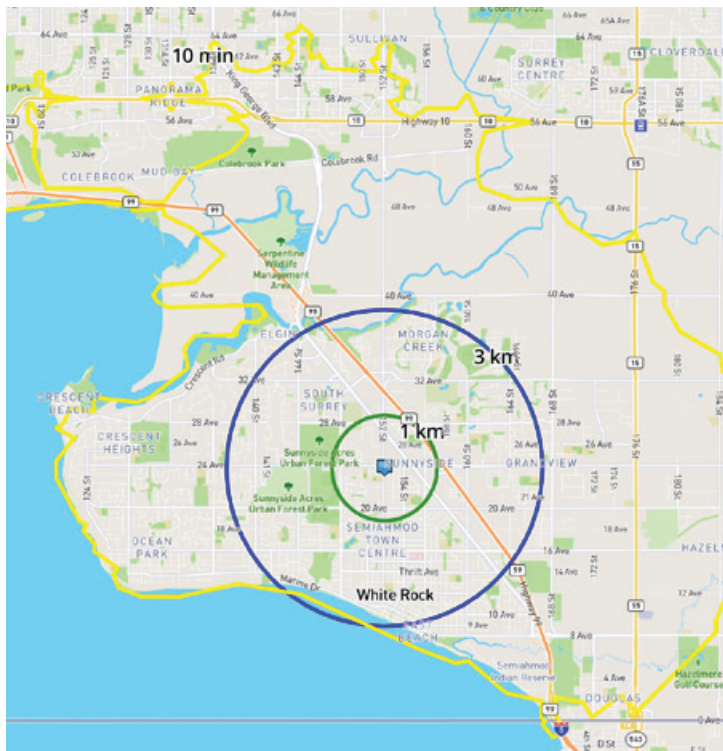
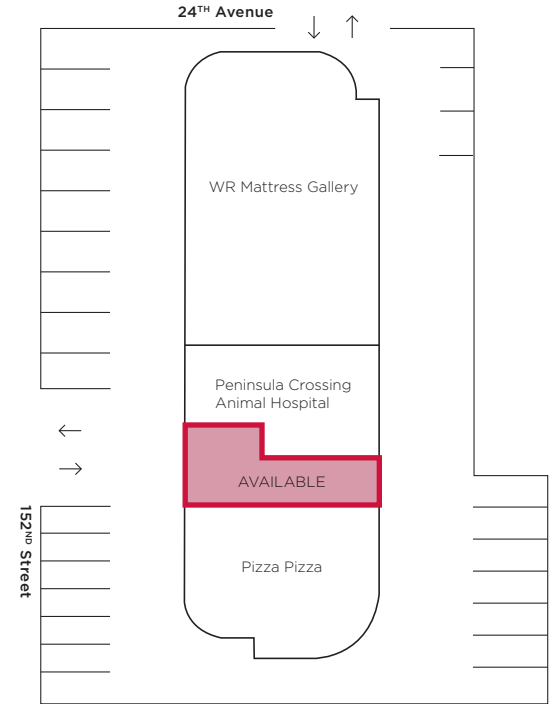
\$150.00 per month, double sided

24 Traffic Counts

27,800 VPD along 152nd Street
 15,520 VPD along 24th Avenue

Demographics	1 km	3 km	10 Min Drive
Total Population	11,145	90,896	156,949
Households	4,398	35,006	55,360
Average Household Income	\$109,491	\$136,844	\$150,220
Total Daytime Population	13,011	79,538	134,584
Median Age	49.9	46.3	43.5

Source: Environics Analytics 2024 Estimate



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