

FOR LEASE | RETAIL
#107 - 6351 152ND STREET
SURREY, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- ▶ 1,471 SF Retail Unit in Sullivan Heights
- ▶ High Traffic Location with All Directional Access
- ▶ High Demand for Goods & Services
- ▶ Pylon Signage
- ▶ Great Drive Times

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Size

1,471 SF

Zoning

C-8 – allows for most retail and commercial uses

Asking Basic Rent

From \$42.00 PSF

Additional Rent

\$16.53 PSF (2025 estimate)

Pylon Signage on 152nd

\$80.00 per month (2024)

Availability

Spring 2025

Existing Uses Include

- ▶ Liquor store
- ▶ Insurance
- ▶ Convenience store
- ▶ Meat shop
- ▶ Hair salon
- ▶ Medical/dental clinic
- ▶ Pharmacy
- ▶ Daycare
- ▶ and more...

Location

Sullivan Station Shopping Centre is located at the corner of 152nd Street and 64th Avenue, two major vehicular arteries within the City of Surrey. The centre is a total of 23,380 square feet, spread over three buildings.

Demographics	1 km	3 km	5 km
Population	9,672	65,604	162,449
Median Age	36.8	36.3	37.3
Average Household Income	\$143,816	\$147,387	\$142,123
Total Daytime Population	6,626	44,291	116,094

Source: Environics Analytics 2023 Estimate

Traffic Count	Direction	VPD	Year
152nd Street	North-South	33,800	2021
64th Avenue	East-West	27,200	2021

City of Surrey



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