

FLEETWOOD PARK VILLAGE

Surrey, BC

LOCATION:

15950 Fraser Highway, Surrey, BC V4N 0X9

MAJOR INTERSECTION:

Fraser Highway and 159th Street

TYPE:

Open community centre (grocery anchored)

YEAR OPENED:

1999

TOTAL GLA:

86,578 square feet

MAJOR TENANTS:

Fresh St. Market	23,456 square feet
Pharmasave	6,914 square feet
TD Canada Trust	6,001 square feet
Boston Pizza	4,629 square feet

ANCILLARY:

45,578 square feet (23 stores and services)

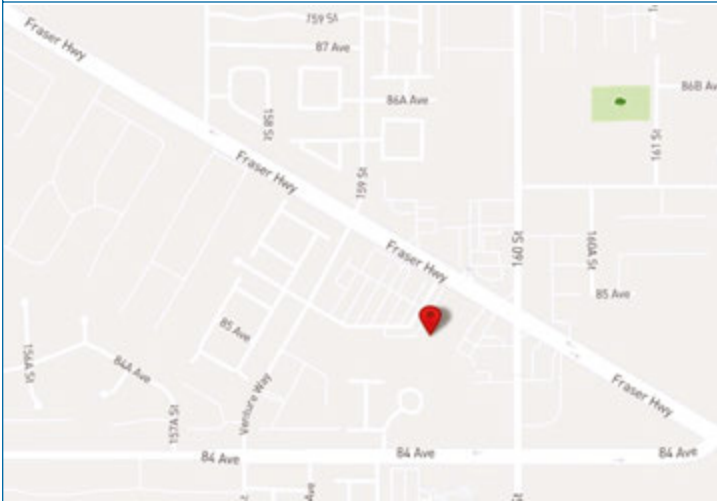
DEMOGRAPHICS (2022 PROJECTIONS):

	1 km	3km	10 km
Total Population	21,764	78,790	623,338
Total Households	6,924	22,792	195,487
Average Household Income	\$109,708	\$124,936	\$116,595



MARKET SUMMARY:

Fleetwood Park Village is located in the Fleetwood area of Surrey at the intersection of Fraser Highway and 159th Street - Fraser Highway is a major east-west connector that experiences traffic counts of approximately 40,000 vehicles daily at 159th Street. The Fleetwood area of Surrey is a primarily residential community and has experienced significant recent growth, averaging approximately 275 residential building permits per year over the past 5 years – 58% of which have been for multi-unit dwellings. Civic facilities in Fleetwood include the Fleetwood Community Centre, Surrey Sport and Leisure Complex and Fleetwood Park, which offers walking trails, gardens and playing fields.



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
101	G & F Financial	2,958	407-409	Pharmasave	6,914
102	The UPS Store	999	501	Fleetwood	
103	Westland/ A&T Insurance	1,033	502	Coin Laundry	1,248
201	Available	2,676	503	H&R Block	1,067
202	Benjamin Moore	2,147	503	Fleetwood Park Dental Centre	1,305
301A	Jagrup Brar, MLA	1,401	504	Dollarama	8,805
301B	Purple Nails	831	509 Available	4,070	
301C	All Critters		601	TD Canada Trust	6,001
	Animal Hospital	2,221	701	Liquor Depot	3,957
302	Great Clips	1,173	801	Boston Pizza	4,629
303	Fresh St. Market	23,456			
304	Fleetwood Sushi	1,155			
305	Goru Goru	541			
401	Dae-Ji Cutlet House	1,856			
402	Wagging Tales Pet Food & Supplies	1,115			
403	Quiznos	1,311			
404	Fleetwood Family Eye Care	1,425			
405	Connect Hearing	1,049			
406	Freshii	1,235			

The information contained herein has been obtained from sources deemed to be reliable but does not form part of any future contract and is subject to independent verification by the reader. The property is subject to prior letting, withdrawal from the market and change without notice.

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