



**FLEETWOOD PARK
VILLAGE**

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SURREY, BC

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FRESH^{ST.} MARKET

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FLEETWOOD PARK VILLAGE

SURREY, BC

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 160th Street. The Fleetwood area of Surrey is a primarily residential community and has experienced significant recent growth, averaging approximately 460 residential building permits per year over the past 4 years – 64% 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. The Fleetwood neighbourhood is one of the fastest growing areas of Surrey and the upcoming Surrey/Langley Skytrain extension will connect Fleetwood to the rest of Surrey by way of the Expo Line Fraser Highway Extension.

Boston Pizza




FLEETWOOD PARK VILLAGE | SURREY, BC

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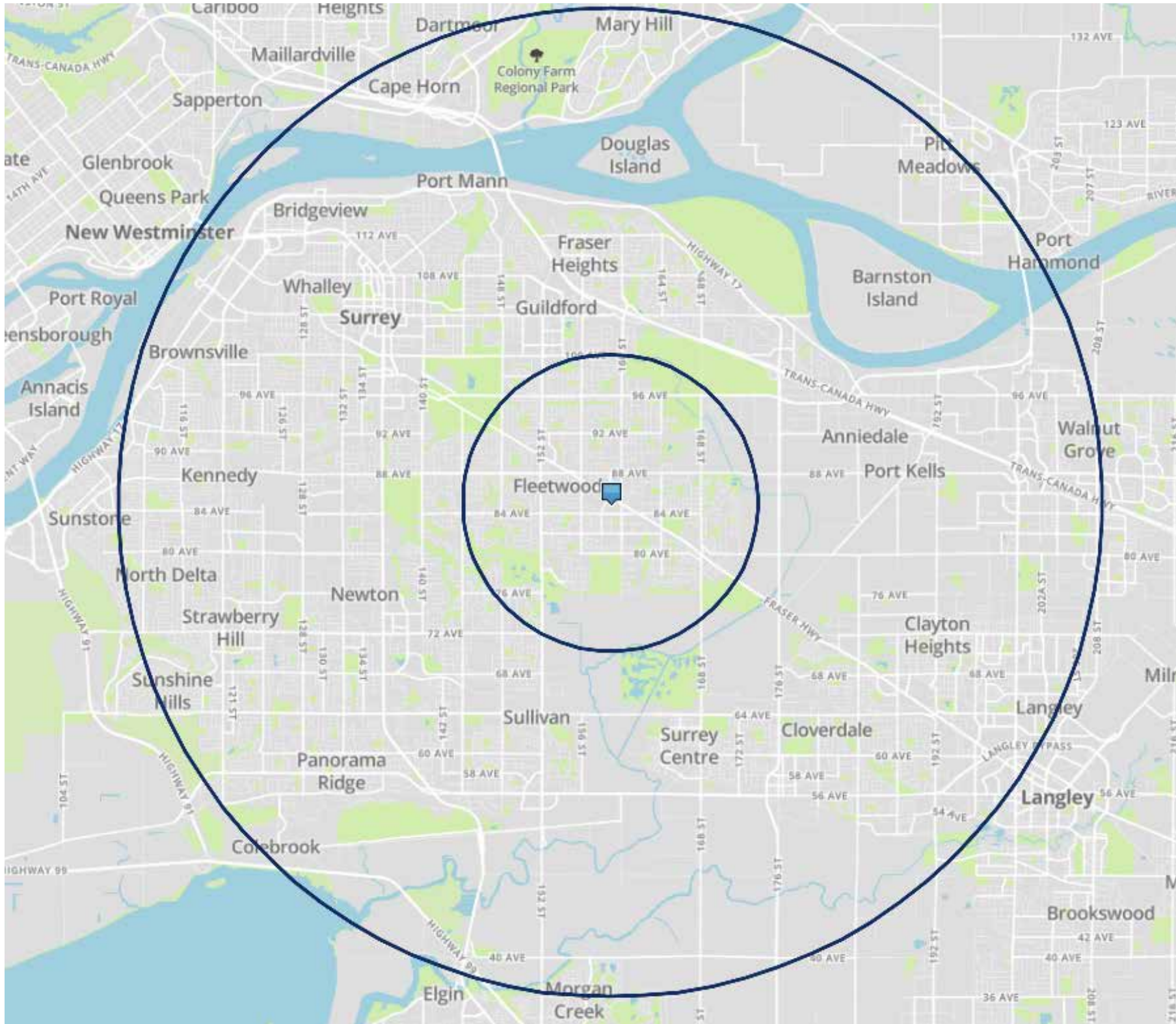


PROPERTY HIGHLIGHTS





ADDRESS	15950 Fraser Highway, Surrey, V3S 2W4
MAJOR INTERSECTION	Fraser Highway and 160th Street
GLA (SQ. FT)	86,578
NUMBER OF STORES AND SERVICES	27
COMING SOON	Surrey Langley Sky Train extension will connect Fleetwood



DEMOGRAPHICS



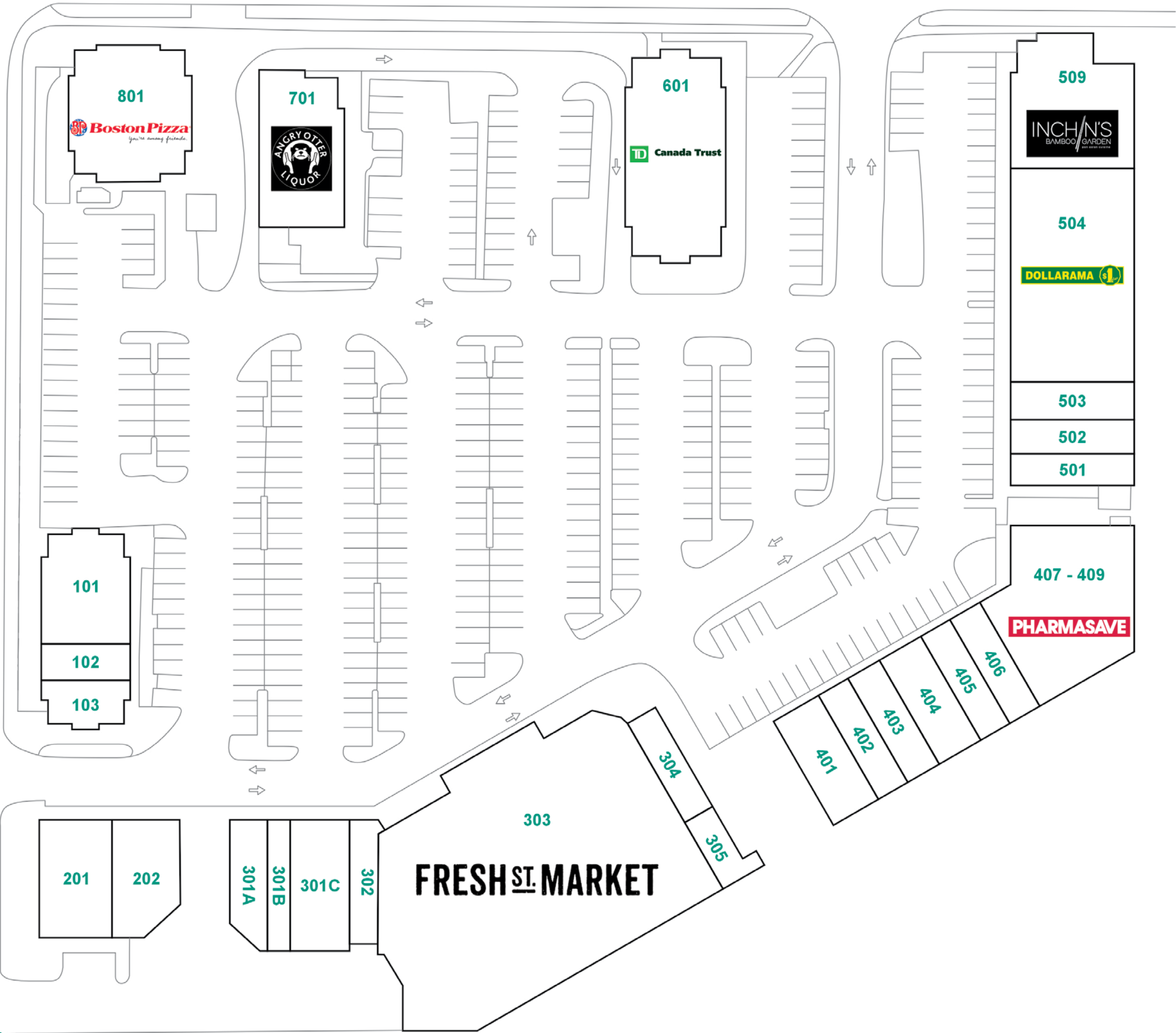
TRADE AREA (2024 ESTIMATES)

	DISTANCE	3 KM	10 KM
	FAMILIES WITH CHILDREN	54%	52%
	TRADE AREA POPULATION	84,473	685,546
	AVERAGE HOUSEHOLD INCOME	\$142,887	\$132,388

SITE PLAN AND TENANT DIRECTORY

Fraser Highway

Venture Way



UNIT	TENANT	SQ FT
101	Beem Credit Union	2,958
102	The UPS Store	999
103	B&W Insurance Brokers	1,033
201	Kinitro Physiotherapy and Sports Clinic	2,676
202	Benjamin Moore	2,147
301A	Jagrup Brar, MLA	1,401
301B	Purple Nails	831
301C	All Critters Animal Hospital	2,221
302	Great Clips	1,173
303	Fresh St. Market	23,456
304	Fleetwood Sushi	1,155
305	Mama Moon Kitchen	541
401	YORY Korean Cuisine	1,856
402	Wagging Tales Pet Food & Supplies	1,115
403	Quiznos	1,311

UNIT	TENANT	SQ FT
404	Fleetwood Family Eye Care	1,425
405	Connect Hearing	1,049
406	Freshii	1,235
407-409	Pharmasave	6,914
501	Fleetwood Coin Laundry	1,248
502	H&R Block	1,067
503	Fleetwood Park Dental Centre	1,305
504	Dollarama	8,805
509	Inchin's Bamboo Garden	4,070
601	TD Canada Trust	6,001
701	Angry Otter Liquor	3,957
801	Boston Pizza	4,629



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159th Street

Frazer Highway

Venture Way