



**FLEETWOOD PARK
VILLAGE**

**FLEETWOOD PARK
VILLAGE**
SURREY, BC

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.

FRESH ST. MARKET

PHARMASAVE®

DOLLARAMA \$1 plus

TD Canada Trust

Boston Pizza®

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.



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PROPERTY HIGHLIGHTS

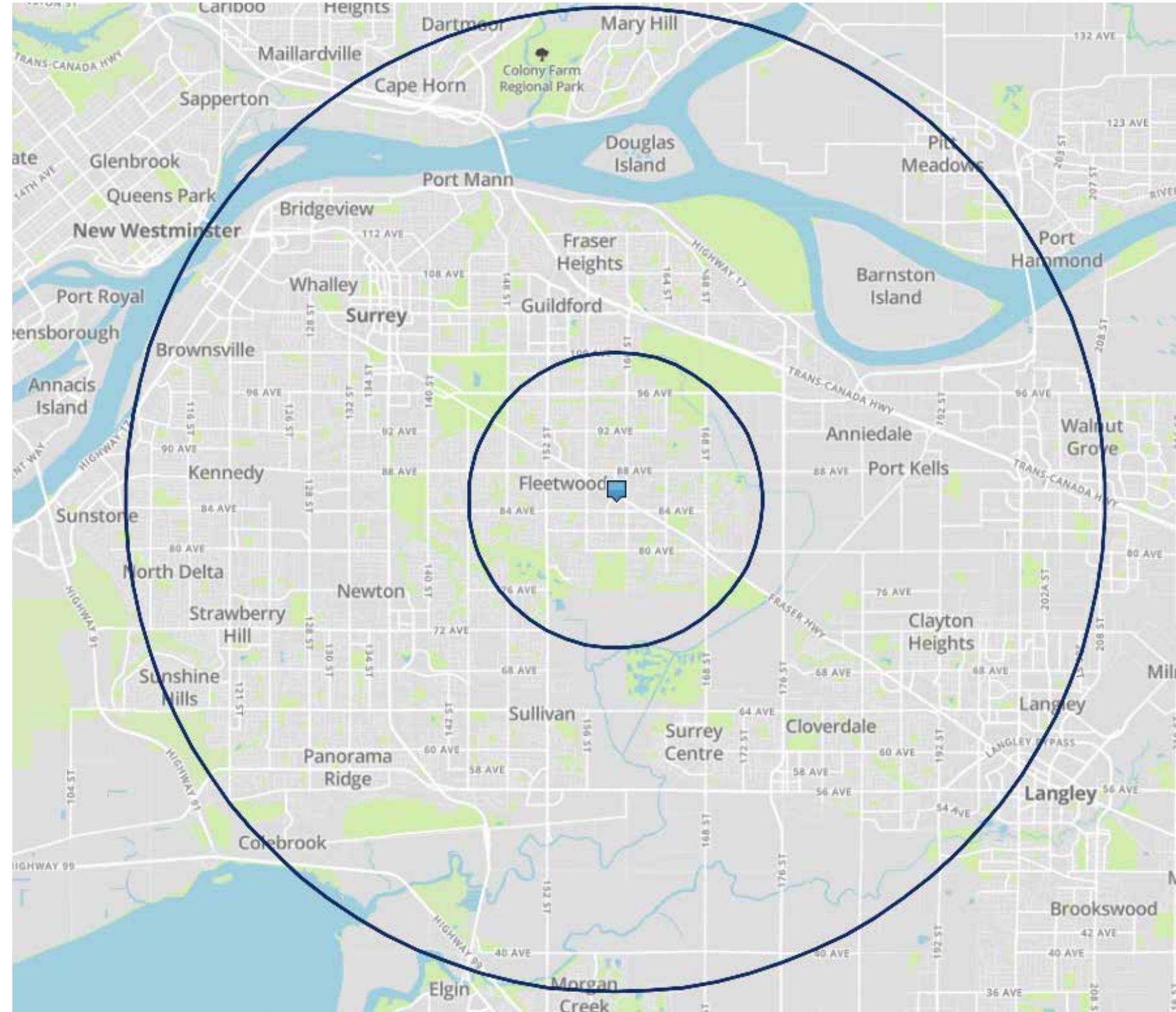
ADDRESS	15950 Fraser Highway, Surrey, V3S 2W4
MAJOR INTERSECTION	Fraser Highway and 160th Street
GLA (SQ. FT)	86,578
NUMBER OF STORES AND SERVICES	27
COMING SOON	Surrey Langley Sky Train extension will connect Fleetwood



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DEMOGRAPHICS



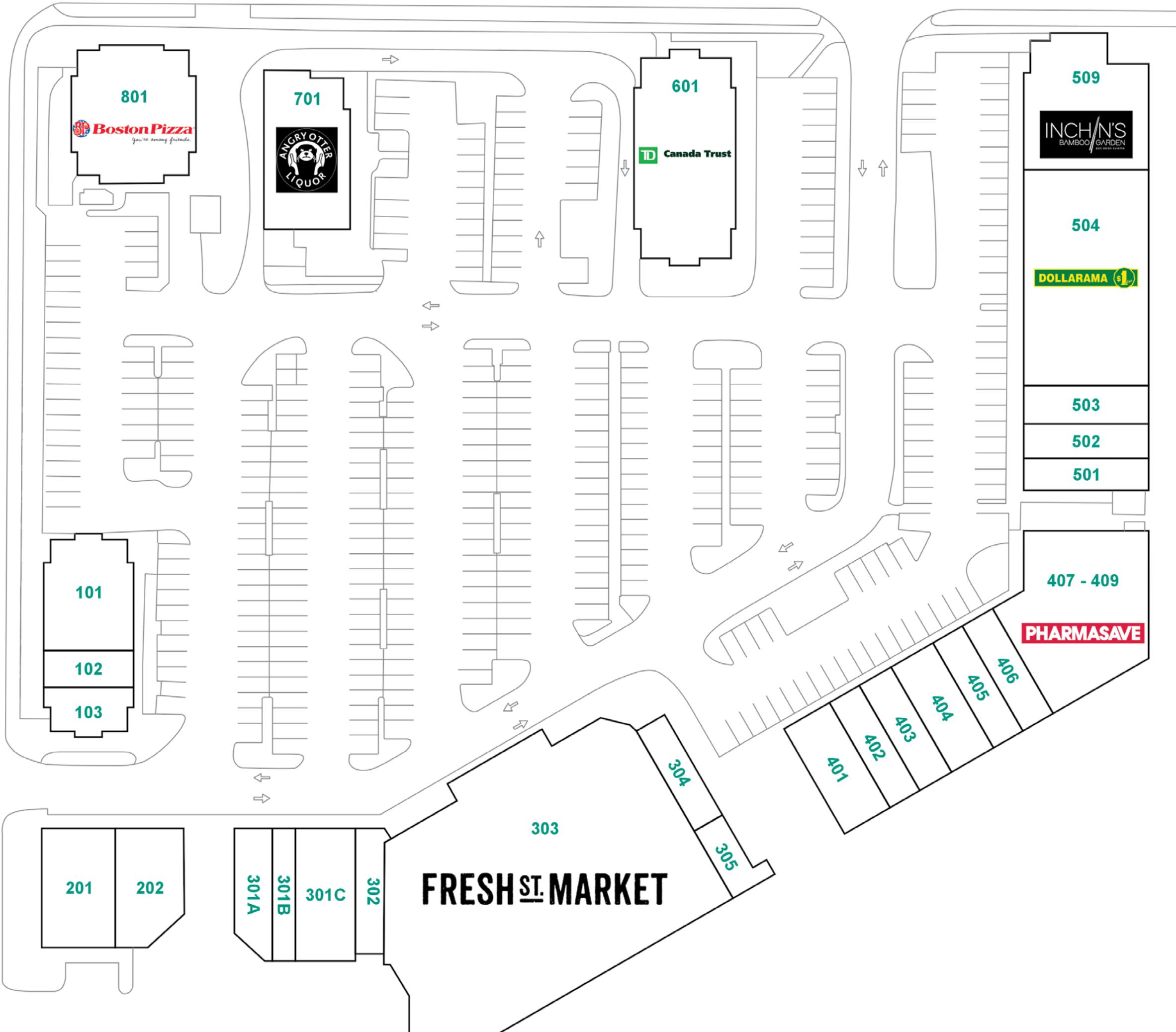
TRADE AREA (2024 ESTIMATES)

	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	UNIT	TENANT	SQ FT
101	Beem Credit Union	2,958	404	Fleetwood Family Eye Care	1,425
102	The UPS Store	999	405	Connect Hearing	1,049
103	B&W Insurance Brokers	1,033	406	Freshii	1,235
201	Kinitro Physiotherapy and Sports Clinic	2,676	407-409	Pharmasave	6,914
202	Benjamin Moore	2,147	501	Fleetwood Coin Laundry	1,248
301A	Jagrup Brar, MLA	1,401	502	H&R Block	1,067
301B	Purple Nails	831	503	Fleetwood Park Dental Centre	1,305
301C	All Critters Animal Hospital	2,221	504	Dollarama	8,805
302	Great Clips	1,173	509	Inchin's Bamboo Garden	4,070
303	Fresh St. Market	23,456	601	TD Canada Trust	6,001
304	Fleetwood Sushi	1,155	701	Angry Otter Liquor	3,957
305	Mama Moon Kitchen	541	801	Boston Pizza	4,629
401	YORY Korean Cuisine	1,856			
402	Wagging Tales Pet Food & Supplies	1,115			
403	Quiznos	1,311			

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