



# PRE LEASING NOW!!!

KING GEORGE BLVD & 128TH STREET | SURREY | BC

## Opportunity

An outstanding opportunity to lease a highly exposed retail unit on King George Blvd. This site offers easy access to traffic along King George Blvd and 128th Street.

## Location

The property is located on the s/w controlled intersection of King George Blvd & 128th Street. Just minutes away from the Pattullo Bridge and Scott Road Skytrain station.

## Lease Rates

CRU Units	1,000-6,749	\$25.00-\$45.00 per square foot
Drive-Thru PAD	3,000-6,368	\$65.00 per square foot
Second Floor Office	1,000-7,653	\$20.00-25.00 per square foot

## Traffic Volume

Weekday traffic counts along Patullo Bridge averages over 62,000 vehicles.

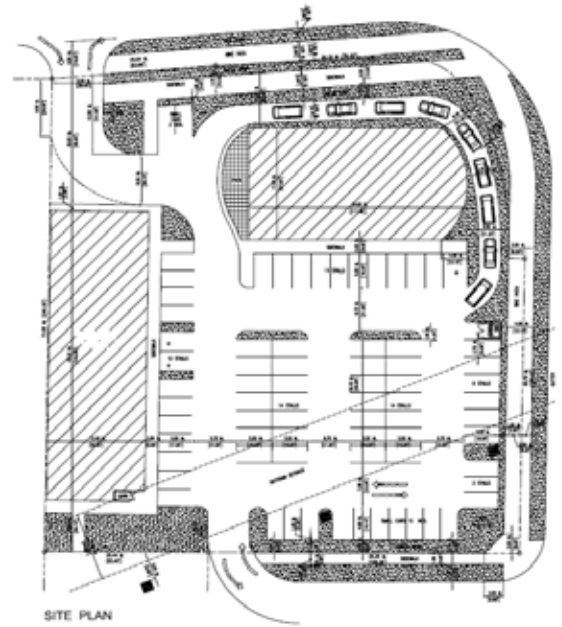
24 hour traffic counts along King George Blvd averages over 40,000 vehicles.

## Demographics (2010 Estimate)

	1 KM	3KM	5KM
Population	3,733	44,433	195,367
Median Age	37.8	39.7	38.7
Average Persons Per Family	3.1	2.9	2.9
Average Household Income	\$67,924	\$64,775	\$68,517



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