

# 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)

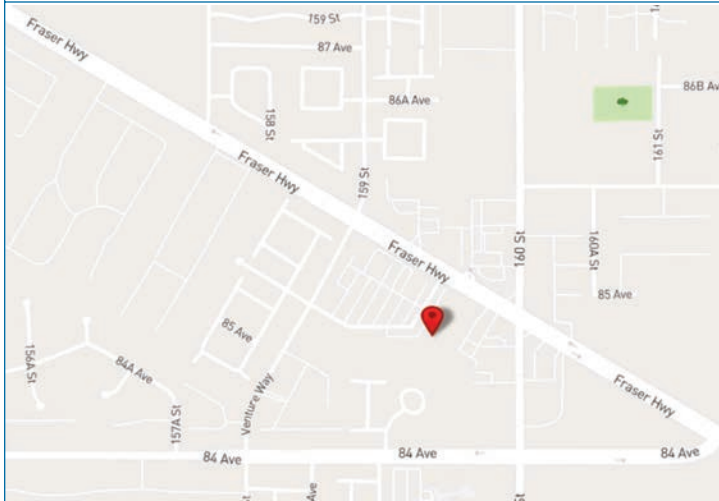
**DEMOGRAPHICS (2022 PROJECTIONS):**

	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	405	Connect Hearing	1,049
102	The UPS Store	999	406	Freshii	1,235
103	Westland/ A&T Insurance	1,033	407-409	Pharmasave	6,914
201	Orangetheory Fitness (Coming Soon)	2,676	501	Fleetwood	1,248
202	Benjamin Moore	2,147	502	Coin Laundry	1,067
301A	Jagrup Brar, MLA	1,401	503	H&R Block	1,067
301B	Purple Nails	831	503	Fleetwood Park Dental Centre	1,305
301C	All Critters		504	Dollararama	8,805
	Animal Hospital	2,221	509	Available	4,070
302	Great Clips	1,173	601	TD Canada Trust	6,001
303	Fresh St. Market	23,456	701	Liquor Depot	3,957
304	Fleetwood Sushi	1,155	801	Boston Pizza	4,629
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			

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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