



**CUSHMAN &
WAKEFIELD**

FOR LEASE
THE BRISTOL // CLOVERDALE
5738 175TH STREET
SURREY, BC

GROWING CLOVERDALE COMMUNITY



- 810 SF - 10,300 SF
LEASABLE RETAIL SPACE
- HIGH TRAFFIC
STREET EXPOSURE
- FLEXIBLE FLOOR PLAN



Craig Haziza*

CAH Realty Inc.
Vice President, Retail Services
604 640 5891
craig.haziza@cushwake.com

Cody Buchamer

Associate, Retail Services
604 608 5999
cody.buchamer@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE THE BRISTOL // CLOVERDALE 5738 175TH STREET SURREY, BC

LOCATION

The property is located on the corner of 175 street and 57 Avenue with South West street front retail exposure in the heart of an up-and-coming Cloverdale community, just one block from Downtown Cloverdale. 2017 has a population of 74,000+ people in the Cloverdale area which carries the second highest average family income in Surrey communities, there is high demand for retail.

THE BUILDING

The building is a new purpose built rental building with 97 rental suites, with approx. 10,000 sf of leasable ground floor retail space. Retail glazing on 3 sides of the building with surface parking for commercial space giving high visibility to store frontage.

ZONING

CD - Comprehensive Development Zone
Includes retail uses such as; Spa, Fitness, Retail Stores, Eating Establishments, Medical/Dental, Office, Financial and a multitude of other uses.

AVAILABLE AREA*

10,300 sf Total Ground Floor Area

Up to 8 dividable units with glazing on all three front facing sides

**All measurements are approximate*

ASKING LEASE RATES

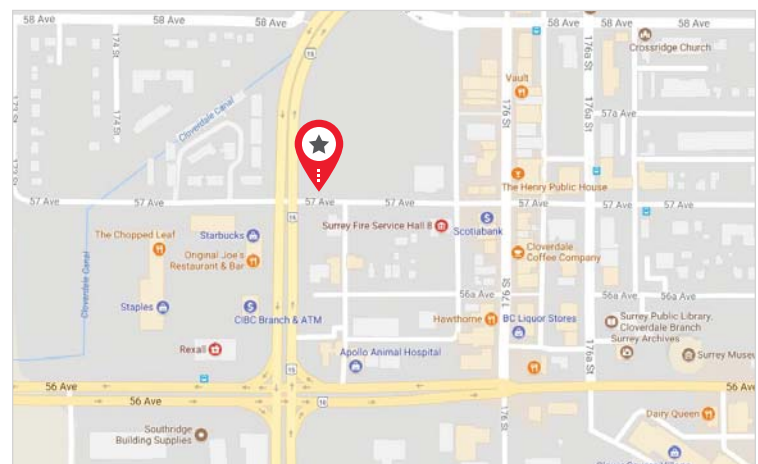
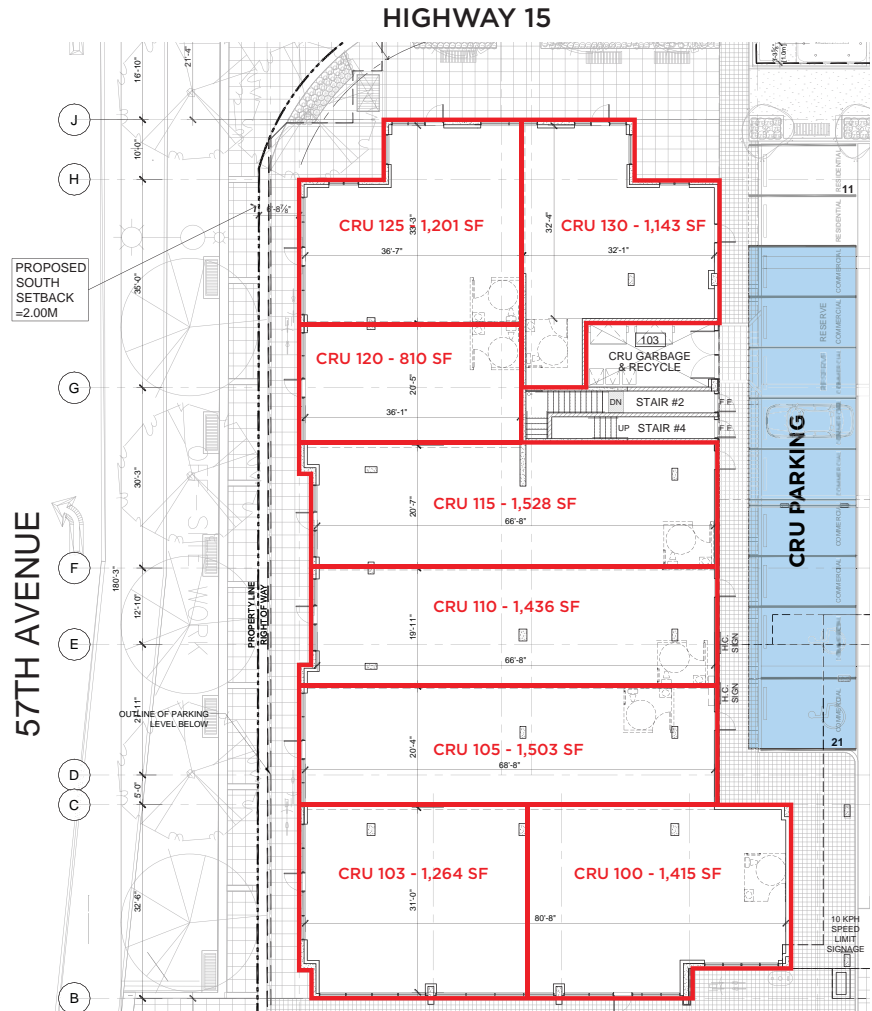
CRU 100	1,415 sf	\$21.00 psf
CRU 103	1,264 sf	\$25.00 psf
CRU 105	1,503 sf	\$21.00 psf
CRU 110	1,436 sf	\$22.00 psf
CRU 115	1,528 sf	\$24.00 psf
CRU 120	810 sf	\$33.00 psf
CRU 125	1,201 sf	\$33.00 psf
CRU 130	1,143 sf	\$33.00 psf

ADDITIONAL RENT (2017)

\$7.43 psf

AVAILABILITY

Fall 2017



Craig Haziza*

CAH Realty Inc.
Vice President, Retail Services
604 640 5891
craig.haziza@cushwake.com

Cody Buchamer

Associate, Retail Services
604 608 5999
cody.buchamer@cushwake.com

*Craig Haziza is licensed with CAH Realty Inc. and has a contractual relationship with Cushman & Wakefield Ltd.

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield Ltd. 08/17 gh