



19255 28<sup>th</sup> Avenue Surrey, BC

# Brand New Commercial Space at Campbell Crossing for lease

Opportunity to lease ground floor commercial units in a brand new retail shopping centre, Campbell Crossing. Anchored by McDonald's, Burger King and Petro Canada, this new retail centre will service the needs of the nearby Brookwood neighbourhood and the massive employee workforce working in the expansive Campbell Heights Business Park.

## Raj Sidhu

Vice President  
778-882-7304  
raj.sidhu@colliers.com  
*Personal Real Estate Corporation*

## Mike Grewal

Senior Vice President  
604-694-7200  
mike.grewal@colliers.com  
*Personal Real Estate Corporation*



# FOR LEASE | PRIME COMMERCIAL SPACE AT CAMPBELL CROSSING



19255 28<sup>th</sup> Avenue Surrey BC

## Location

Campbell Crossing is located at the busy intersection of 192 Street and 28<sup>th</sup> Avenue in the Campbell Heights neighborhood of Surrey. The building offers significant frontage along 28<sup>th</sup> Avenue offering clear site lines and excellent exposure, optimal for any business. This is a highly centralized location, and is minutes away from Highway 1, 15, and 99, providing connectivity to all areas in the Lower Mainland.

## Zoning

C-8 (Community Commercial Zone). Full copy of bylaw will be provided upon request.

## Available Area

Up to 8,933 SF of ground floor retail space

## Highlights

- Excellent co-tenancy – McDonald’s, Burger King, Petro Canada, and many others
- New concrete construction
- Great visibility from 192<sup>th</sup> Street and 28<sup>th</sup> Avenue intersection
- Access from all points of traffic
- Outstanding daytime population with the addition of a growing residential community of Brookwood, Langley
- Signage opportunities

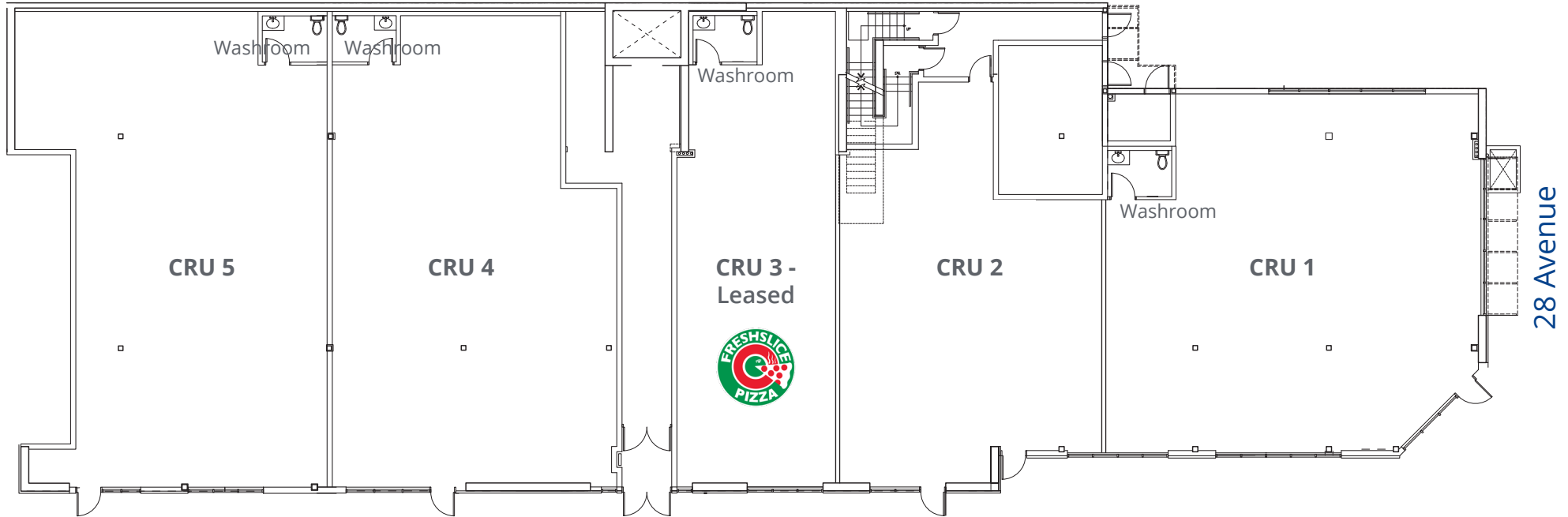


CRU	AREA (SF)	BASIC RENT	ADDITIONAL RENT
1	2,260	Contact Listing Agents	+/- \$12.50
2	1,180	Contact Listing Agents	+/- \$12.50
3	1,260	LEASED	LEASED
4	2,051	Contact Listing Agents	+/- \$12.50
5	2,152	Contact Listing Agents	+/- \$12.50
<b>Total</b>	<b>8,933</b>		

# FOR LEASE | PRIME COMMERCIAL SPACE AT CAMPBELL CROSSING

19255 28<sup>th</sup> Avenue Surrey BC

## Floorplan



## DEMOGRAPHICS - 3KM



**Current Population**  
(2022)  
25,108



**Projected Population**  
(2032)  
31,038



**Average Household Income**  
(2022)  
\$175,835



**Projected Household Income**  
(2032)  
\$237,107

# LOCATION OVERVIEW



Latimer Park

Campbell Station

Tim Hortons

ACW

SUBWAY

McDonald's

PETRO-CANADA

BURGER KING

28 Avenue

192 Street

- Restaurants**
- 1 TheGood Pho
- 2 Pizza Hut
- 3 Tim Hortons
- 4 A & W Canada
- 5 Subway
- 6 One Up Cafe
- 7 Das D-Spot
- 8 Quesada Burritos & Tacos
  
- Parks & Community**
- 1 Latimer Park
- 2 Keery Park

## TRAVEL TIMES



Vancouver  
40 Minutes



Aldergrove  
20 Minutes



Langley Town Centre  
15 Minutes



South Surrey  
10 Minutes



Colliers



19255 28<sup>th</sup> Avenue Surrey, BC

### Raj Sidhu

Vice President  
778-882-7304  
raj.sidhu@colliers.com

*Personal Real Estate Corporation*

### Mike Grewal

Senior Vice President  
604-694-7200  
mike.grewal@colliers.com

*Personal Real Estate Corporation*

Copyright © 2023 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers international and/or its licensor(s). Vancouver R.D 2023.

Accelerating success.