

FOR LEASE

8385 120TH STREET, DELTA, B.C.

HIGH-VISIBILITY 2,830 SF - 5,727 SF END-CAP FRONTING SCOTT ROAD



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Marcus & Millichap

CENTURY 21
Coastal Realty Ltd.

*Personal Real Estate Corporation

Opportunity

The Subject Property presents a 5,727 SF opportunity (demisable) along one of the busiest commercial corridors in Surrey/Delta. Situated on Scott Road (120th Street). The Subject Property benefits from excellent visibility, high traffic counts, and easy accessibility for both local residents and regional customers.

Salient Details

Municipal Address: [8385 120th Street, Delta, B.C.](#)

Total SF Available: 5,910 SF

Demising Options: 2,830 SF - 3,080 SF

Zoning: [Comprehensive Development \(CD203\)](#)

Timing: Contact Listing Agents

Additional Rent: Contact Listing Agents

Parking: Surface-level parking



Site Plan



Location Overview

2025 Demographics	5-Min Drive	10-Min Drive	15-Min Drive
Average Household Income	\$128,501	\$132,972	\$129,562
2025 Total Population	54,927	229,597	481,522
% Population Change (2025-2030)	5.5%	7.0%	9.2%
2025 Households	15,338	62,230	139,307
Total Daytime Population	47,247	194,619	405,953



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