



Our Community

Central City is at the epicentre of Downtown Surrey, fronting King George Boulevard between 100 Ave and 102 Ave. Central City connects easily to New Westminster, Coquitlam, Burnaby, Vancouver, Richmond and the Vancouver International Airport through the King George SkyTrain line. Directly adjacent to the office tower is the Surrey Central bus loop and SkyTrain Station.

97,000+	Total Pop. (3km Radius)
69,000+	Total Daytime Pop. (3km Radius)
8,000+	Households (1km Radius)
89%	Post Secondary Educated (10km Radius)
30%	Newcomers Population
+/-44	Restaurants (1km Radius)
22 - 37	Average Age

\$72,000

 Avg. Household Income (3km radius)

2 Groceries

 Walmart & T&T Supermarket (on site)

Leasing Inquiries

Basic Rental Rate:

Please contact Stephanie Setchell, General Manager, at **604.587.7760** or ssetchell@blackwoodpartners.com.

Additional Rental Rate:

\$32.78 PSF (2022 estimate), plus Promo and Media Fund.



CENTRAL CITY Key Facts

560,000 SF
Shopping Centre GLA

140
Shops & Services

Walmart & T&T
Anchor Tenants

3,800 Stalls
Onsite Parking

20 EV
Charging Stations

365,000 SF
SFU Surrey Campus

\$1,197 PSF
Food Court Sales (Avg. 2021)

3,000+
Office Tower Staff

5000+
SFU Students (Full-time equivalents)

Transit

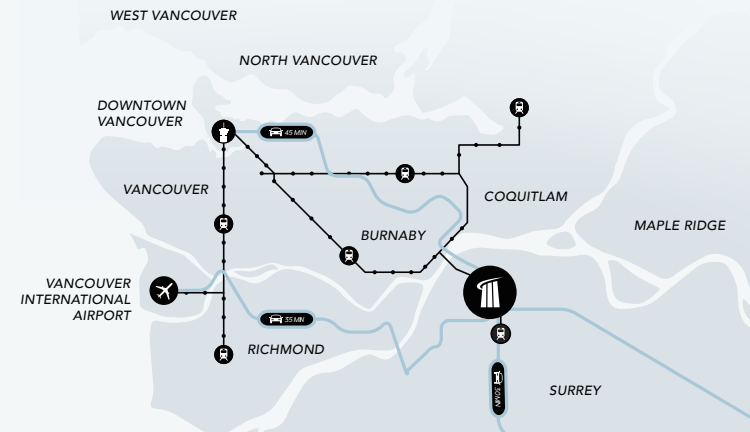
65 Min to Vancouver Intl. Airport
35 Min to Downtown Vancouver
16 Min to Burnaby
9 Min to New Westminster

Car

120 Min to Seattle, USA
40 Min to Downtown Vancouver
35 Min to both Intl. Airports
21 Min to Burnaby
11 Min to New Westminster

Walking

Holland Park
Surrey Memorial Hospital
Surrey City Hall
Surrey City Centre Library
Civic Boutique Hotel (Marriott Autograph Collection)



Disclaimer: None of Blackwood Partners Management Corporation or any of their respective representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained in this document, and interested parties should conduct their own independent analysis of the information contained or referred to herein. Nothing contained in this document is, or should be relied on as, a promise or representation, whether as to the past or the future. Blackwood Partners Management Corporation and their respective representatives are under no obligation to accept any offer made by any person or entity regarding this opportunity.

