



**PANORAMA  
VILLAGE**

## **PANORAMA VILLAGE (PHASE I AND II)**

SURREY, BC

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FRESH<sup>ST.</sup> MARKET



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Panorama Village is located at the fully-controlled intersection of 152nd Street and Highway 10 in the Panorama area of Surrey, which is one of Surrey's busiest intersections with four-way traffic counts in excess of 86,000 vehicles daily. 152nd Street is the major north-south thoroughfare that links the many communities within Surrey and provides access to Highway 99. Highway 10 connects Surrey with Delta to the west and Langley to the east. The central location offers exceptional access and exposure to the immediate trade area as well as the surrounding communities of Guildford, Cloverdale, North Delta, White Rock/South Surrey and Langley. The Panorama area is one of the fastest growing areas of Surrey, averaging approximately 700 residential building permits per year over the past four years, 50% of which have been for multi-unit dwellings.





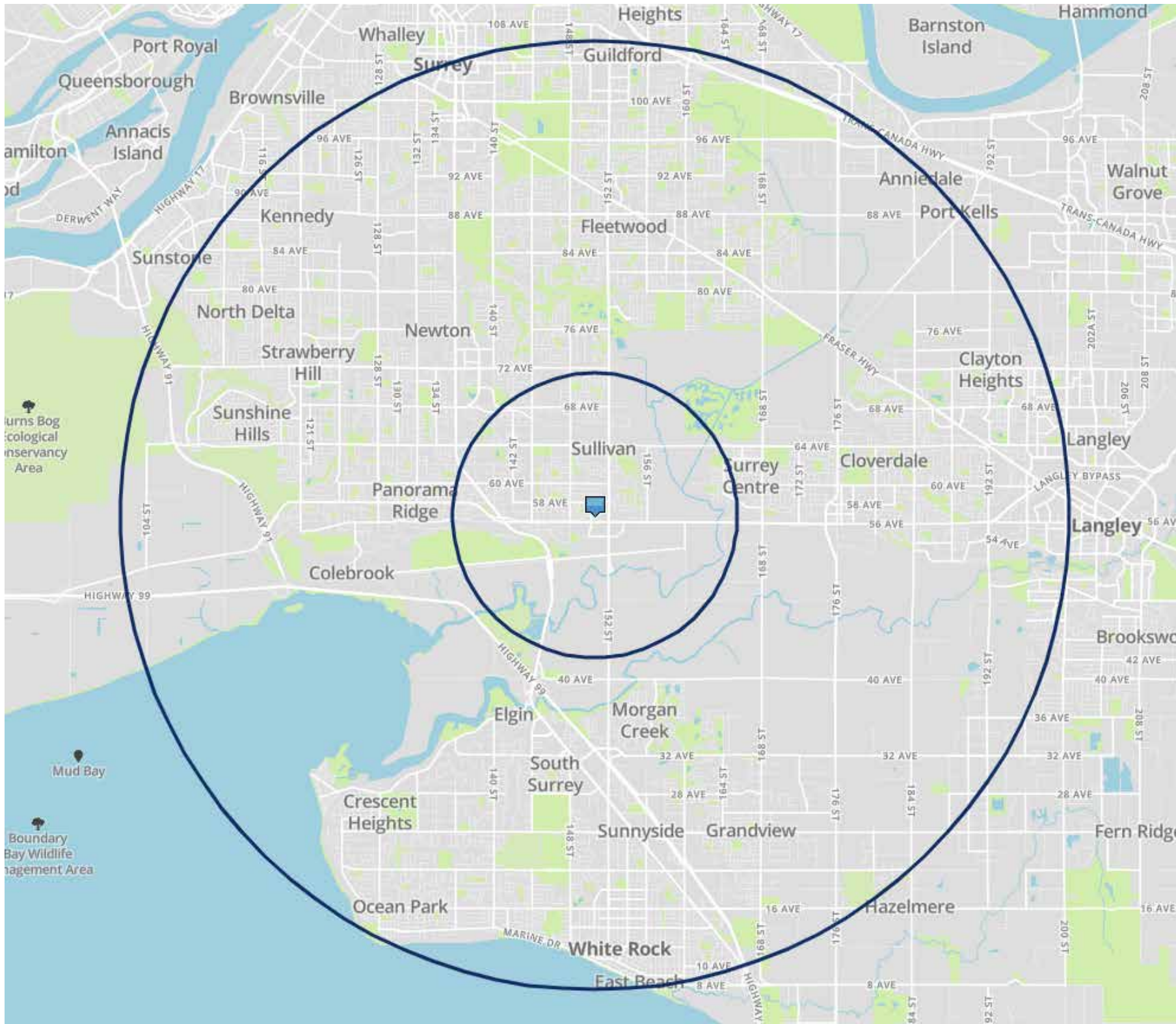
PROPERTY HIGHLIGHTS

|                               |  |
|-------------------------------|--|
| ADDRESS                       | 15127 Highway 10<br>Surrey, BC V3S 1G0 |
| MAJOR INTERSECTION            | 152nd Street and Highway 10            |
| GLA (SQ. FT)                  |  |
| PHASE I                       | 74,578                                 |
| PHASE II                      | 48,367                                 |
| NUMBER OF STORES AND SERVICES |  |
| PHASE I                       | 31                                     |
| PHASE II                      | 16                                     |









# DEMOGRAPHICS



## TRADE AREA (2024 ESTIMATES)

|   |                          |           |           |
|---|--------------------------|-----------|-----------|
|    | DISTANCE                 | 3 KM      | 10 KM     |
|  | FAMILIES WITH CHILDREN   | 58%       | 51%       |
|  | TRADE AREA POPULATION    | 52,177    | 648,635   |
|  | AVERAGE HOUSEHOLD INCOME | \$148,692 | \$136,778 |



# SITE PLAN AND TENANT DIRECTORY



| UNIT    | TENANT                            | SQ FT  |
|---------|-----------------------------------|--------|
| PHASE I |                                   |        |
| A-101   | Fresh St Market                   | 25,347 |
| A-103   | Bay City Insurance                | 748    |
| A-104   | Boba Boy                          | 1,301  |
| B-101   | Cora Breakfast & Lunch            | 2,681  |
| B-103   | Pizza Hut                         | 1,332  |
| B-104   | Crush Hair Co.                    | 1,821  |
| C-101   | Access MRI                        | 2,940  |
| C-102   | Panorama Orthodontics             | 1,845  |
| C-103   | Just4Kids Pediatric Dentistry     | 1,594  |
| D-101   | Subway                            | 1,000  |
| D-101A  | Non Stop Chicken                  | 1,249  |
| D-101B  | Kick-It                           | 1,500  |
| D-102   | Bosley's by Pet Valu              | 3,264  |
| E-101   | McDonald's                        | 3,688  |
| F-101   | Sky Nails Spa                     | 914    |
| F-102   | Noodlebox                         | 857    |
| F-103   | Tawara Japanese Restaurant        | 1,259  |
| F-104   | Bell                              | 721    |
| F-105   | Freedom Mobile                    | 1,027  |
| F-106   | Panorama Indian Lounge            | 2,099  |
| G-101   | Flight Centre Corporate Traveller | 3,557  |
| G-102   | Panorama Village Dental           | 1,051  |
| G-103   | Jennine Fitterer, Notary Public   | 1,033  |
| G-104   | Panorama Village Animal Hospital  | 1,300  |

| UNIT     | TENANT  | SQ FT  |
|----------|---|--------|
| G-105    | Stripped Wax Bar                                | 1,409  |
| G-201    | Village Health Clinic                           | 1,385  |
| G-202    | Available                                       | 1,126  |
| G-203A   | Healing Movements Yoga                          | 639    |
| G-203    | Panorama Optometry                              | 1,869  |
| G-204    | Monarch House                                   | 2,300  |
| G-205    | Oxford Learning                                 | 1,722  |
| PHASE II |   |        |
| A-100    | Shoppers Drug Mart                              | 16,431 |
| B-101    | Panorama Village Medical Clinic                 | 2,677  |
| B-103    | Panorama Physiotherapy and Sports Injury Clinic | 1,200  |
| B-108    | Just Smiles                                     | 915    |
| B-110    | Mucho Burrito                                   | 1,867  |
| C-112    | Encorp Return-It                                | 2,811  |
| C-116    | White Spot                                      | 5,707  |
| D-100    | CIBC  | 6,407  |
| E-100    | Chopped Leaf                                    | 1,309  |
| E-102    | Telus Mobility                                  | 1,156  |
| E-104    | Sukh Hair                                       | 1,218  |
| E-105    | Snore MD  | 921    |
| E-107    | Booster Juice                                   | 993    |
| E-109    | Bikaner Indian Cuisine & Sweets                 | 1,011  |
| E-111    | Panorama Optometry                              | 2,120  |
| E-114    | Starbucks                                       | 1,580  |





**MONA KHANDAN**  
*Senior Director, Leasing*  
T: 604.891.8556  
M: 604.258.8517  
mona.khandan@bgo.com

**BENTALLGREENOAK (CANADA)  
LIMITED PARTNERSHIP**  
550 Burrard Street, Suite 1008  
Vancouver, BC  
V6C 2B5

**BGOProperties.com**

BentallGreenOak (Canada)  
Limited Partnership, Brokerage

