

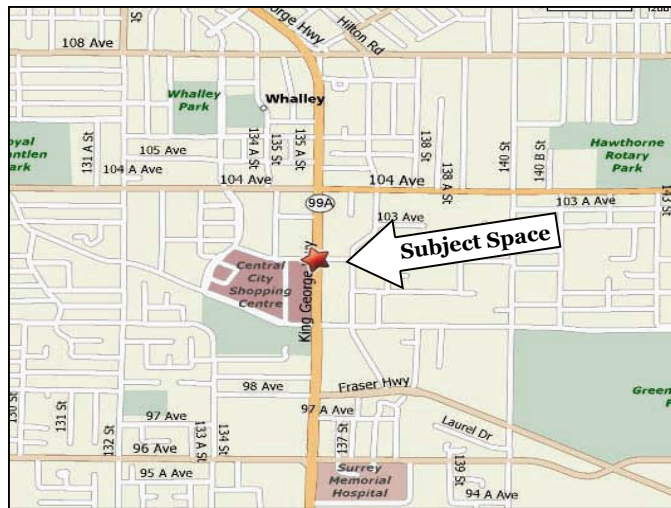



**JIM & STEPHEN
GAMMER**
 COMMERCIAL & INDUSTRIAL REAL ESTATE



FOR LEASE - Plaza 102

10207 King George Highway, Surrey



Lease Terms:

Unit	Size	Basic Rent	Add'l Rent	Monthly
10207	1166	\$20.00	\$6.81	\$2,605.04
10209	1166	\$20.00	\$6.81	\$2,605.04
10213	4711	\$19.00	\$6.81	\$10,132.57
10217	1136	\$20.00	\$6.81	\$2,538.01
10227	1366	\$20.00	\$6.81	\$3,051.87
10239	3370	\$12.00	\$6.81	\$5,282.48

Location: City Centre

In the heart of Surrey's rapidly changing City Centre, this prime retail location is across from Surrey Place Mall and behind the Surrey Central Skytrain Station.

Features:

Royal Bank anchored strip mall. Multiple retail spaces available from 1,166 SF to 4,711 SF, some with direct exposure onto King George Highway and 102 Avenue. Leasing rates from \$12 - \$20 / SF. Two pylon signs on the premises and backlit building signage above each unit.

Traffic Counts:

Daily Traffic Level: 40,500 vehicles
 City of Surrey Engineering Dept 2002

Zoning: C8 (LUC 313)

* for more information please
 visit www.gammer.ca

Note: Additional Rent is adjusted annually to reflect actual cost of tax & operating expenses.

Population:

	1996	2001	2004	2006	2011
Surrey	304,000	347,800	378,000	400,000	450,000
Whalley	72,600	78,500	81,000	82,000	87,000



JIM GAMMER
 ☎ 604-644-1913



STEPHEN GAMMER
 ☎ 604-781-5353



E & O: Although this information has been received from sources deemed to be reliable, we assume no responsibility for its accuracy, and Without offering advice, make this submission to prior lease or sale, change in price or terms and withdrawal without notice.