



2020 Estimates	3 km	5 km	10 km
Population	66,994	90,732	235,928
Number of Households	27,923	36,585	81,818
Median Age	58	59	55
Average Household Income	\$113,007	\$122,270	\$124,992
Average Person per Household	2.40	2.48	2.88

Population Projections	2023	2025	2030
Population	600,638	615,889	649,704
Population Growth	4.52%	7.18%	13.06%

\*Population growth outlook captures the trade area of Surrey, BC

### OUR OFFICES

New Westminster, BC	Moose Jaw, SK	Winnipeg, MB	Orangeville, ON	Montreal, QC
Surrey, BC	Prince Albert, SK	Kitchener, ON	Tillsonburg, ON	Halifax, NS
Saskatoon, SK	Regina, SK	Toronto, ON	Pembroke, ON	Saint John, NB
Kindersley, SK	Thompson, MB	Bowmanville, ON	Ottawa, ON	Summerside, PE

### GLA

393,281 SF Grocery Anchored Shopping Centre

### MAJOR TENANTS



### LOCATION AND COMMUNITY

- The property is well located in the dominant retail node of the fast growing South Surrey/ White Rock market, within the southern portion of Greater Vancouver
- The Centre has good visibility and access to 24th Avenue and Highway 99 and is surrounded by a growing residential community and complementary retail centres

### HIGHLIGHTS

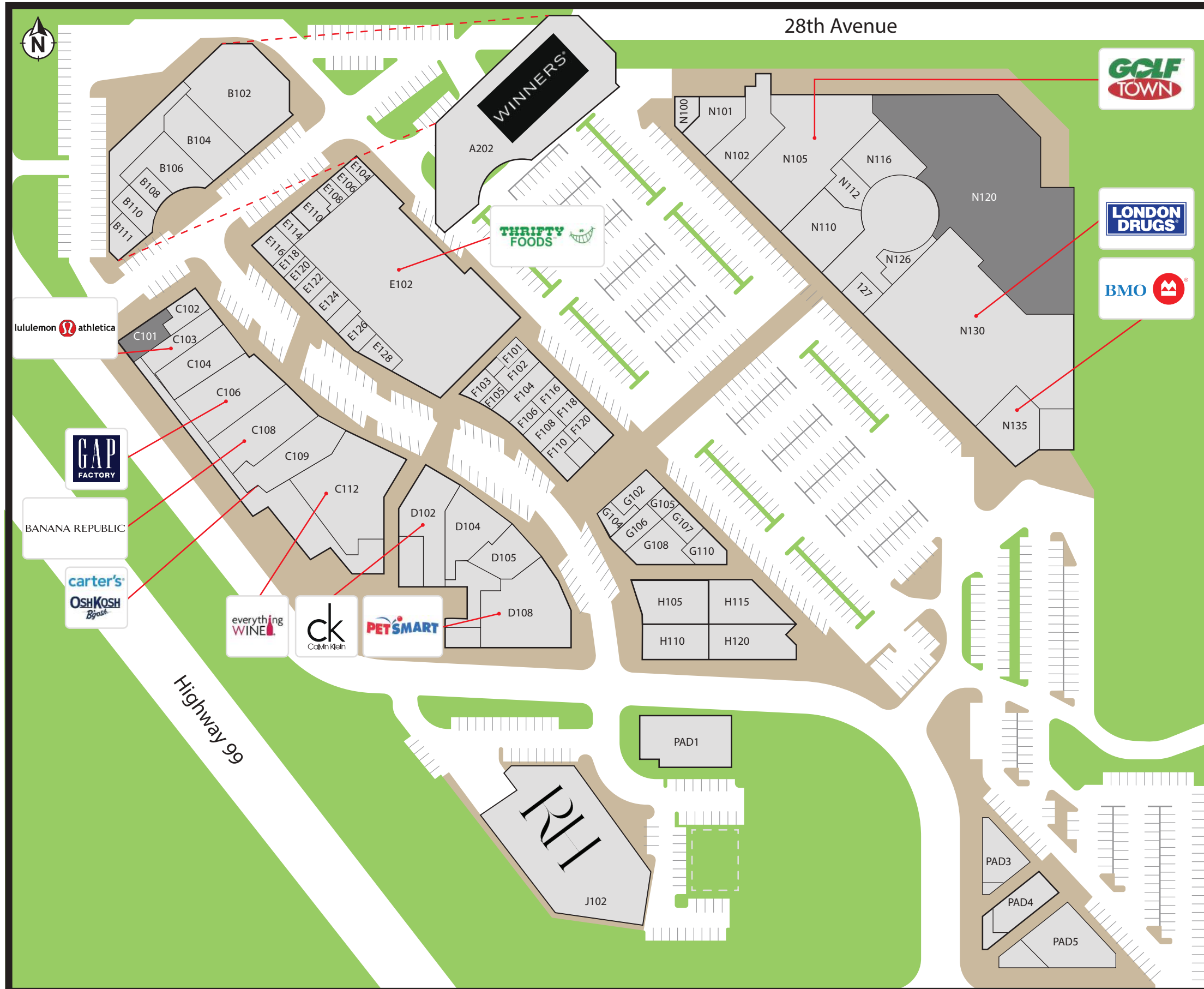
Approximately 4,500 new home units under application in South Surrey/White Rock.

The property comprises the retail component of a vibrant and affluent, mixed-use community, including 457 strata residential condominium units (Morgan Crossing Residences) situated on three floors above the retail.

South Surrey has experienced very strong population growth. Over the past decade the population has increased more than 20% and is expected to grow an additional 20% by 2023. Average household income of the surrounding community is \$109,000.

# THE SHOPS AT MORGAN CROSSING

15715-15670 Croydon Drive, Surrey, BC



- A202. Winners (31,286 sf)
- B102. Kids&Co. (10,188 sf)
- B104. The Shoe Company (6,167 sf)
- B106. Your Dollar Store with More (4,994 sf)
- B108. Olsen Europe (1,690 sf)
- B110. RBC Financial (2,579 sf)
- B111. Fashion Addition 14+ (1,818 sf)
- C101. Available (2,563 sf)**
- C102. Natalia Jewellers (1,217 sf)
- C103. Lululemon Athletica (3,058 sf)
- C104. Levi's (4,098 sf)
- C106. GAP Factory (8,091 sf)
- C108. Banana Republic Factory (7,628 sf)
- C109. Carter's | OshKosh (5,551 sf)
- C112. Everything Wine (8,471 sf)
- D101. SPMI Morgan Crossing (1,342 sf)
- D102. Calvin Klein (6,216 sf)
- D104. Roots 73 (5,102 sf)
- D105. Hungerford Properties (2,576 sf)
- D108. PetSmart (11,027 sf)
- E102. Thrifty Foods (38,871 sf)
- E104. Morgan Heights Cleaners (577 sf)
- E10. La Lash and Beauty Bar (856 sf)
- E108. The Local Space (790 sf)
- E110. Mint Style Lounge (1,262 sf)
- E114. Euro Tailors (767 sf)
- E116. Running Room (1,141 sf)
- E118. Blo Blow Dry Bar (805 sf)
- E120. Pure Nail Bar (824 sf)
- E122. Nest Essentials (1,078 sf)
- E124. Bailey Nelson (1,230 sf)
- E126. Skoah (922 sf)
- E128. Muse Social Fashion House (1,191 sf)
- F101. Next Cut (585 sf)
- F102. The Chopped Leaf (1,403 sf)
- F103. Shiny Tea (838 sf)
- F104. Chipotle (2,210 sf)
- F105. Saje Natural Wellness (834 sf)
- F106. Kabaji Grill (1,046 sf)
- F108. Bella's Miracle Shop (1,250 sf)
- F110. Mink A. Chocolate Cafe (1,524 sf)
- F116. Co-Operators Insurance (1,045 sf)
- F118. Chubb's (777 sf)
- F120. Menchie's Frozen Yogurt (1,802 sf)
- G102. Sushi Castle (1,073 sf)
- G104. Menzou Ramen & Bubble Tea Bar (980 sf)
- G105. Bamboo Chinese Restaurant (892 sf)
- G106. Suki's (1,714 sf)
- G107. Luxe Tanning + Beauty Bar (1,432 sf)
- G108. All Creatures Animal Hospital (2,527 sf)
- G110. Noodlebox (1,741 sf)
- H105. Wood and Tassel (4,075 sf)
- H110. Jordans Rugs Unlimited (4,267 sf)
- H115. Royal Bank of Canada (4,452 sf)
- H120. Vancity Savings Credit Union (5,297 sf)
- J102. Restoration Hardware (27,806 sf)
- N100. Morgan Crossing Dental (1,326 sf)
- N101. South Surrey Medical Clinic (8,951 sf)
- N102. Sereno Wellness & Spa (1,728 sf)
- N105. Golf Town (18,816 sf)
- N110. Go Kids (5,052 sf)
- N112. Howard Clothing Co. (1,861 sf)
- N116. Arts Umbrella (5,071 sf)
- N120. Available (38,944 sf)**
- N126. Sports Medicine Clinic (1,567 sf)
- N127. Starbucks (1,629 sf)
- N130. London Drugs (37,050 sf)
- N135. BMO (5,176 sf)
- PAD1. Sammy J's Grill and Bar (4,258 sf)
- PAD3. Famoso Pizza (2,594 sf)
- PAD4. My Shanti by Vlj (3,448 sf)
- PAD5. White Spot (5,584 sf)

**393,297**  
Total SF

**1,000 to 39,000 SF**  
Units Available

