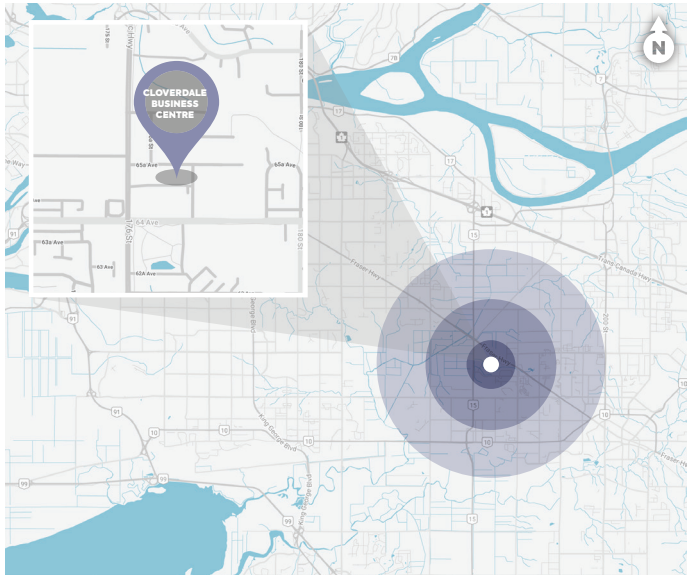
CLOVERDALE PROFESSIONAL CENTRE

6525 – 177B STREET | SURREY, BC



RETAIL SPACE AVAILABLE

A rare opportunity to step into a fully fixtured café space within a 100% leased professional centre.

This 565 SF end-cap unit is move-in ready, offering an efficient layout, existing improvements, and prime exposure at the entrance to the site.

Surrounded by a strong daytime population of office and professional users, this space is ideally positioned for a café operator or complementary food and beverage concept looking to capitalize on an established customer base from day one.

FULLY FIXTURED CAFÉ AVAILABLE

Fully Leased Centre.
Exceptional Exposure.

AREA DEMOGRAPHICS

	1 KM	3 KM	5 KM
POPULATION	4,994	53,746	108,270
HOUSEHOLDS	1,439	17,551	35,828
AVERAGE INCOME	$137,870	$124,893	$120,715

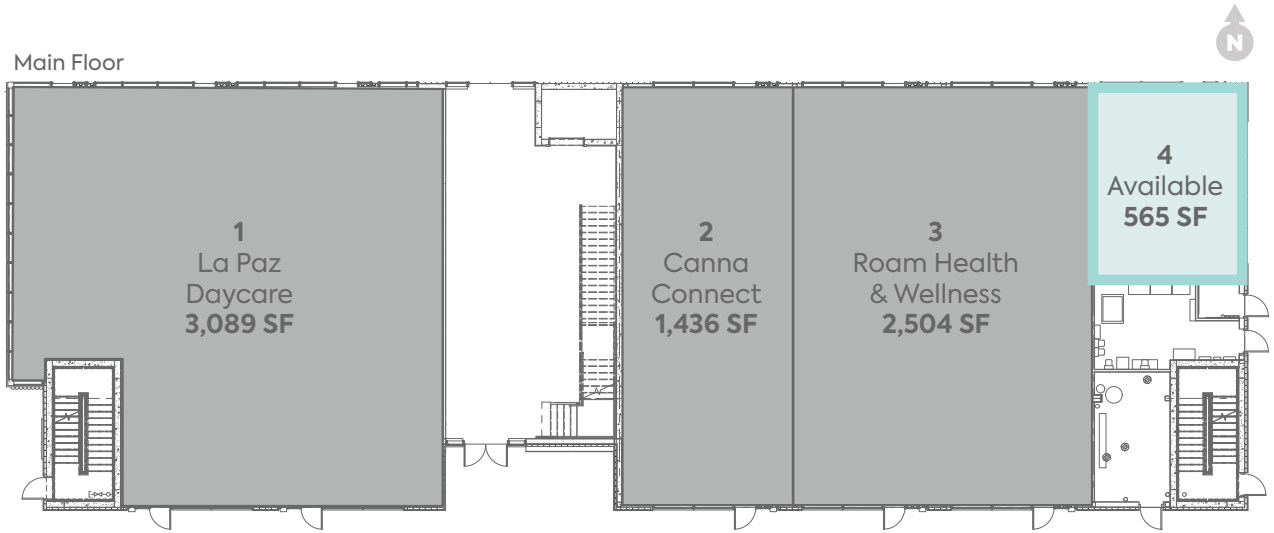
QUALICO PROPERTIES

Creating Spaces That Connect
PEOPLE + BUSINESSES + SERVICES

FLOOR PLAN

Cloverdale Professional Centre

Main Floor



The specifications, site plan(s) and rendering(s) depicted herein are proposed, represent the current expectation of the layout of the development and are subject to change by Qualico from time to time without notice. Demographics data collected from Environics Analytics.

KEY FEATURES

- Turnkey café space with existing improvements in place
- High-visibility end-cap location with excellent exposure
- Built-in customer base from surrounding office tenants
- Efficient 565 SF layout with low overhead and strong functionality
- Last available unit in a fully leased building with consistent foot traffic
- Immediate occupancy available

PROPERTY DETAILS

SITE AREA
1 Acre

GROSS BUILDING AREA
33,633 SF

RENTAL RATE
Market

ADDITIONAL RENT
Prop Tax: $5.53/SF
CAM: $5.24/SF
EST. TOTAL: $10.77/SF *(est. 2026)*

AVAILABILITY
Immediately

PARKING RATIO
1.9/1,000 SF

CONTACT

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