

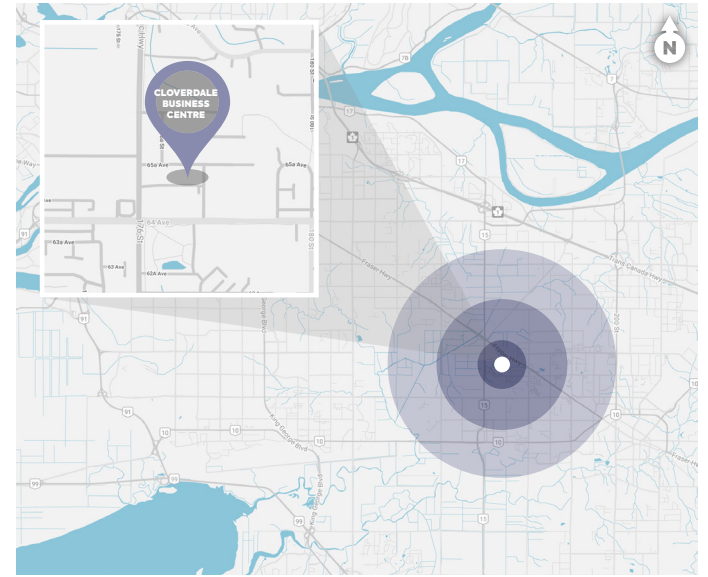
# CLOVERDALE PROFESSIONAL CENTRE

6525 – 177B STREET | SURREY, BC

## + OFFICE SPACE

These ground floor retail or office bays are below two floors of fully occupied office space and at the entrance of a bustling business park.

Retail and professional uses are ideal for the remaining bays of this brand-new professional centre. Located in the heart of Cloverdale the site is supremely accessible. With shoppers already coming to the area to visit the neighbouring Cloverdale Crossing, the right services will be able to attract both visiting shoppers and the significant daytime population working in the surrounding industrial park.



## AREA DEMOGRAPHICS +



### POPULATION

1 KM	3 KM	5 KM
4,994	53,746	108,270



### HOUSEHOLDS

1 KM	3 KM	5 KM
1,439	17,551	35,828



### AVERAGE INCOME

1 KM	3 KM	5 KM
\$137,870	\$124,893	\$120,715

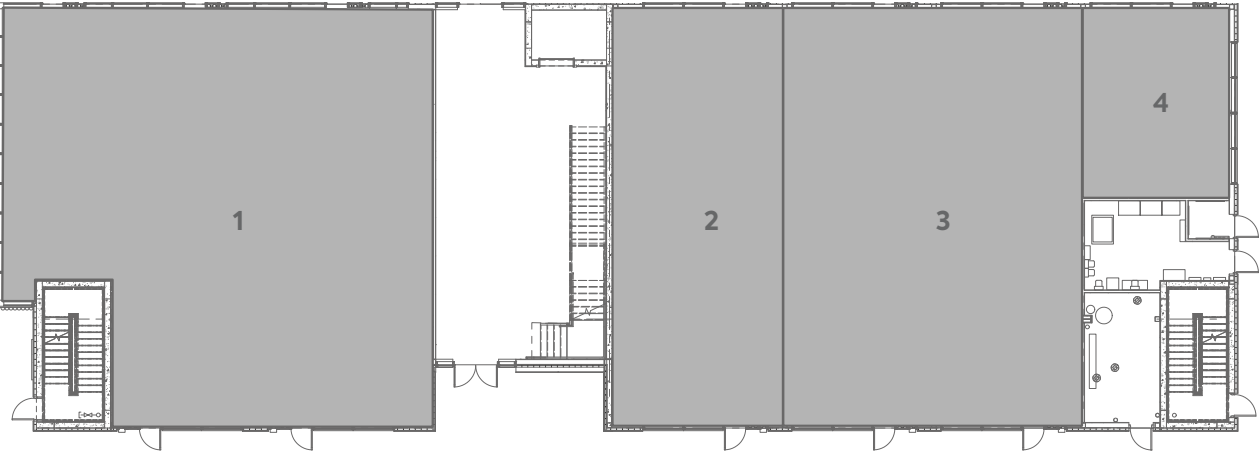
**QUALICO**  
PROPERTIES

**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.

1	La Paz Daycare	3,089 SF
2	Canna Connect	1,436 SF
3	Roam Health & Wellness	2,504 SF
4	Dorothy's Homemade Gourmet	559 SF



# PROPERTY DETAILS +



**SITE AREA**  
1 Acre



**GROSS BUILDING AREA**  
33,633 SF



**RENTAL RATE**  
\$26.00–\$28.00/SF (est.)



**ADDITIONAL RENT**  
Prop Tax: \$5.21/SF  
CAM: \$5.96/SF  
EST. TOTAL: \$11.17/SF



**AVAILABILITY**  
1,436 SF



**PARKING RATIO**  
1.9/1,000 SF

# CONTACT



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