



# KING'S CROSS SHOPPING CENTRE

7488 KING GEORGE HIGHWAY SURREY, BC

:: EXCELLENT LEASING OPPORTUNITY

Retail 24/7.



FOR MORE INFORMATION PLEASE CONTACT:

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## LOCATION

The Shopping Centre is situated on the east side of King George Highway between 76th and 74th Avenue, in the Newton area of Surrey. King George Highway serves as a major north/south traffic artery connecting Surrey's City Centre, the Patullo Bridge and New Westminster to the north, and the suburban centres of South Surrey and White Rock to the south.

The largest of Surrey's six town centres by population, the community of Newton is continuing to experience rapid population growth and is currently estimated to have a population of over 117,000 people, representing approximately 27% of Surrey's population and encompasses approximately 19% of Surrey's total land area. The commercial core of Newton centres around King George Highway between 72nd and 76th Avenues, and is home to numerous shopping centres including Newton Crossing and the Centre of Newton.

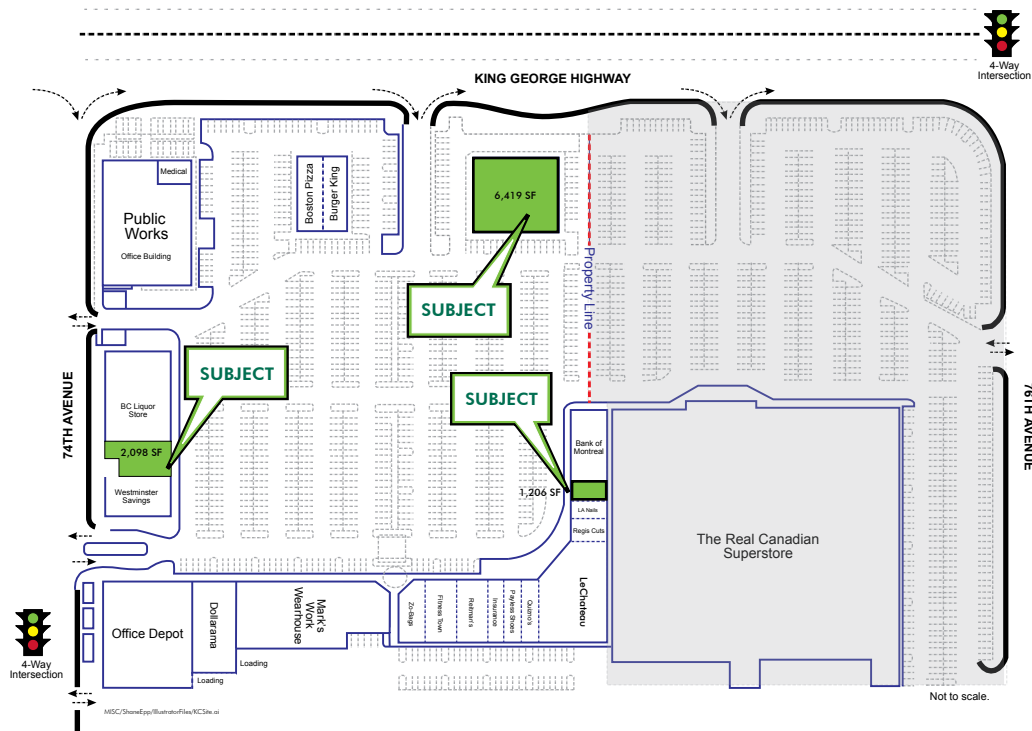


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## THE SHOPPING CENTRE

King's Cross is the dominant shopping centre in the Newton trade area of Surrey, and comprises approximately 111,000 square feet of retail premises and 32,000 square feet of office space. Shadow anchored by a 140,000 square foot Real Canadian Superstore, other high profile tenants in the centre include Office Depot, Dollarama, Mark's Work Wearhouse, Dollarama, BMO, Reitman's, BC Liquor Store, and the newest addition, a Le Chateau Outlet.

## AVAILABLE SPACE

#170:	1,206 SF	\$28.00 PSF
#510:	2,098 SF	\$24.00 PSF
#800:	6,419 SF	\$32.00 PSF

## ADDITIONAL RENT

Estimated at \$10.58 per sq.ft. for 2010

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AREA DEMOGRAPHICS	1 KM	3 KM	5 KM
	TOTAL POPULATION (2009 EST.):	8,851	98,289
TOTAL DAYTIME POPULATION:	12,223	79,150	179,996
PROJECTED POPULATION (2016):	11,623	116,634	273,995
AVERAGE HOUSEHOLD INCOME (2009 EST.):	\$65,038	82,033	85,971
AVERAGE AGE OF POPULATION:	36.7 Yrs	34.3 Yrs	35.3 Yrs

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