

RETAIL

PACIFIC LINK  
surrey



ARTIST REPRESENTATION

JOIN THE PACIFIC LINK RETAIL VILLAGE

**EXCELLENT  
EXPOSURE**

**HIGH TRAFFIC  
LOCATION**

**EMERGING  
EMPLOYMENT AREA**

**COFFEE  
DRIVE-THRU**

**HAMBURGER  
DRIVE-THRU**

~070109~

## RETAIL

## PACIFIC LINK surrey



### LOCATION

The retail village of Pacific Link is on the high exposure corner of Scott Road and 103A Avenue. The area is shaded in blue on the adjacent aerial.

### PROPOSED USES

- Sports Bar & Grill
- Cafe with Patio
- Fast Food
- Sandwiches/Deli
- Printing, photocopies, mailboxes
- Insurance/travel
- Financial Services
- Offices/showroom

### OCCUPANCY

Fall 2009

### ZONING

Comprehensive Development (CD) allowing a wide variety of retail stores

### AVAILABLE UNITS

UNIT	SIZE (ft <sup>2</sup> )	OP COSTS (per ft <sup>2</sup> per annum)	BASIC RENT (per ft <sup>2</sup> per annum)	GROSS RENT (per ft <sup>2</sup> per month)
<b>*Building A</b>				
CRU 100	1,466	\$10.00 (2008 est.)	\$35	\$5,498
CRU 200	1,222	\$10.00 (2008 est.)	\$30	\$4,073
CRU 300	1,222	\$10.00 (2008 est.)	\$30	\$4,073
CRU 400	1,218	\$10.00 (2008 est.)	\$35	\$4,568
<b>*Building B</b>				
CRU 100	1,500	\$10.00 (2008 est.)	\$45	\$6,875
CRU 200	1,340	\$10.00 (2008 est.)	\$40	\$5,583
CRU 300	1,224	\$10.00 (2008 est.)	\$40	\$5,100
<b>*Building C</b>				
CRU 100	1,760	\$10.00 (2008 est.)	\$45	\$8,067
CRU 200	1,002	\$10.00 (2008 est.)	\$35	\$3,758
CRU 300	998	\$10.00 (2008 est.)	\$35	\$3,743
CRU 400	1,281	\$10.00 (2008 est.)	\$38	\$5,124

\*Please refer to attached floor plans

## Retail Opportunity on Scott Road

### PACIFIC LINK

# surrey



### LOCATION

Pacific Link is a prime opportunity for retailers. Situated in an area that is extremely underserved, there is a limited retail offering and an abundance of employees requiring amenities.

Close to 9,000 employees currently surround the business park; hence, food services as well as other retail amenities are in demand. Local employers include Fraser Surrey Docks, NCO Call Centre, Frito Lay and Catalyst Paper.

### TRAFFIC (PREDICTED)

Current volume: 20,000 veh. per day  
**AM Peak Period (2,013)**  
 2,585 vehicles per hour  
**PM Peak Period (2,013)**  
 2,615 vehicles per hour

### SOUTH FRASER PERIMETER ROAD (SFPR)

SFPR is the new four lane expressway that will extend from Deltaport, Hwy 99 up to Hwy #1. Pacific Link offers a stunning 2,000 feet of frontage onto the SFPR and also provides direct access to the Expressway. The retail village will draw convenience retail traffic from the SFPR, through a pylon sign strategically located on the SFPR Expressway and accessibility into the site.

### PUBLIC TRANSIT

**SkyTrain work commuters use Scott Road as their primary route to the Scott Road SkyTrain Park and Ride.** There is also frequent Bus service along Scott Rd with a bus stop at Pacific Link and the SkyTrain just 3 minutes away.

### KEY DEMOGRAPHICS

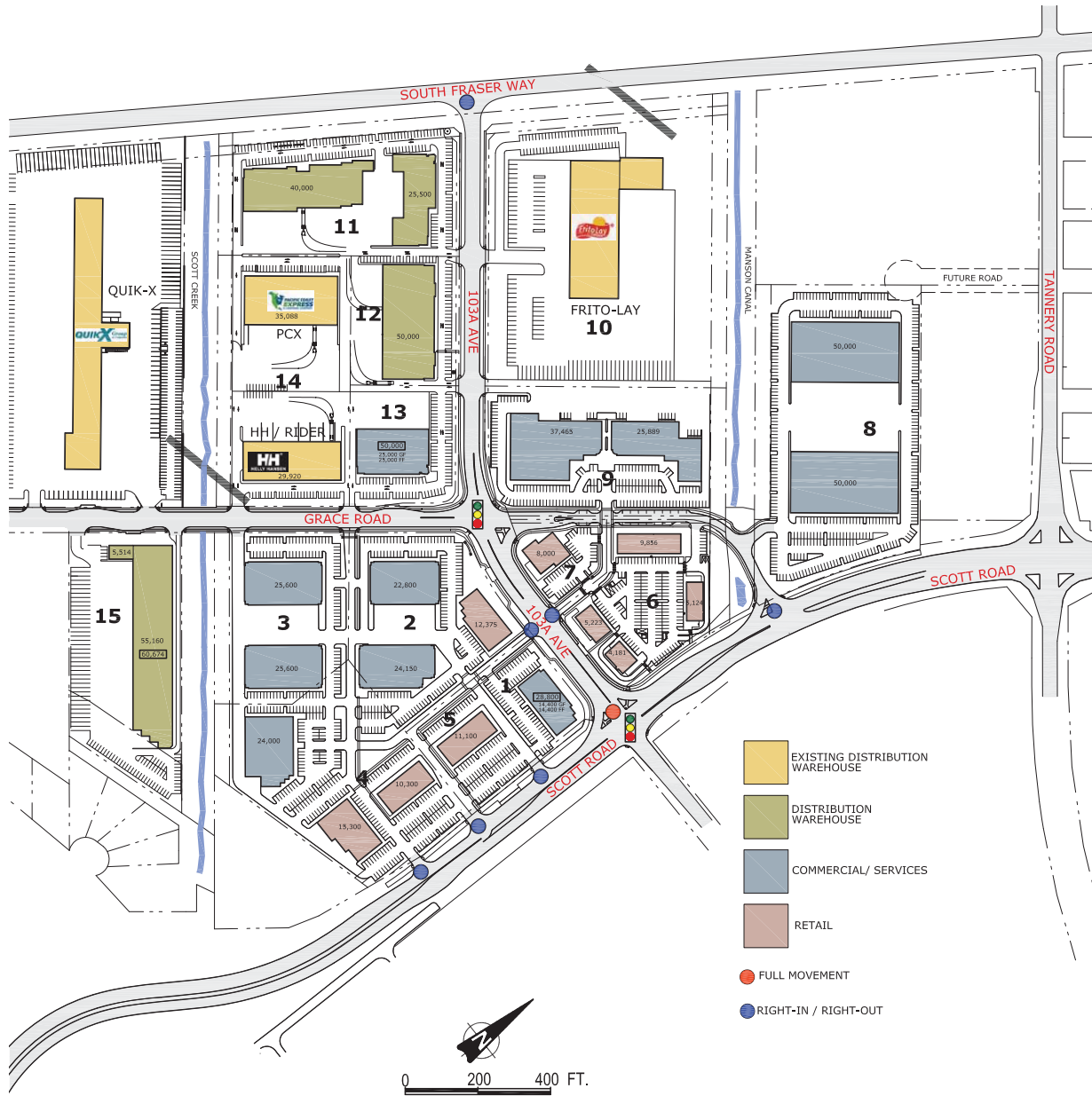
Trade area is outlined on above map.  
**Population:** 2001 - 61,920  
 2008 - 66,528  
*This is an 8% increase*  
**Income:** \$52,641  
**Median Age:** 34.5 years

### OPPORTUNITY

- West coast architecture
- Traffic light allowing all turns
- Excellent exposure to Scott Road
- Pylon signage on SFPR Expressway
- New meeting place destination
- First retail store to open in Fall 2009
- Upgrades to Patullo Bridge will increase long term viability and traffic volumes

## RETAIL

## PACIFIC LINK surrey



## RETAIL

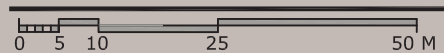
## PACIFIC LINK surrey



PACIFIC LINK - LOT 6  
Lot Site Plan



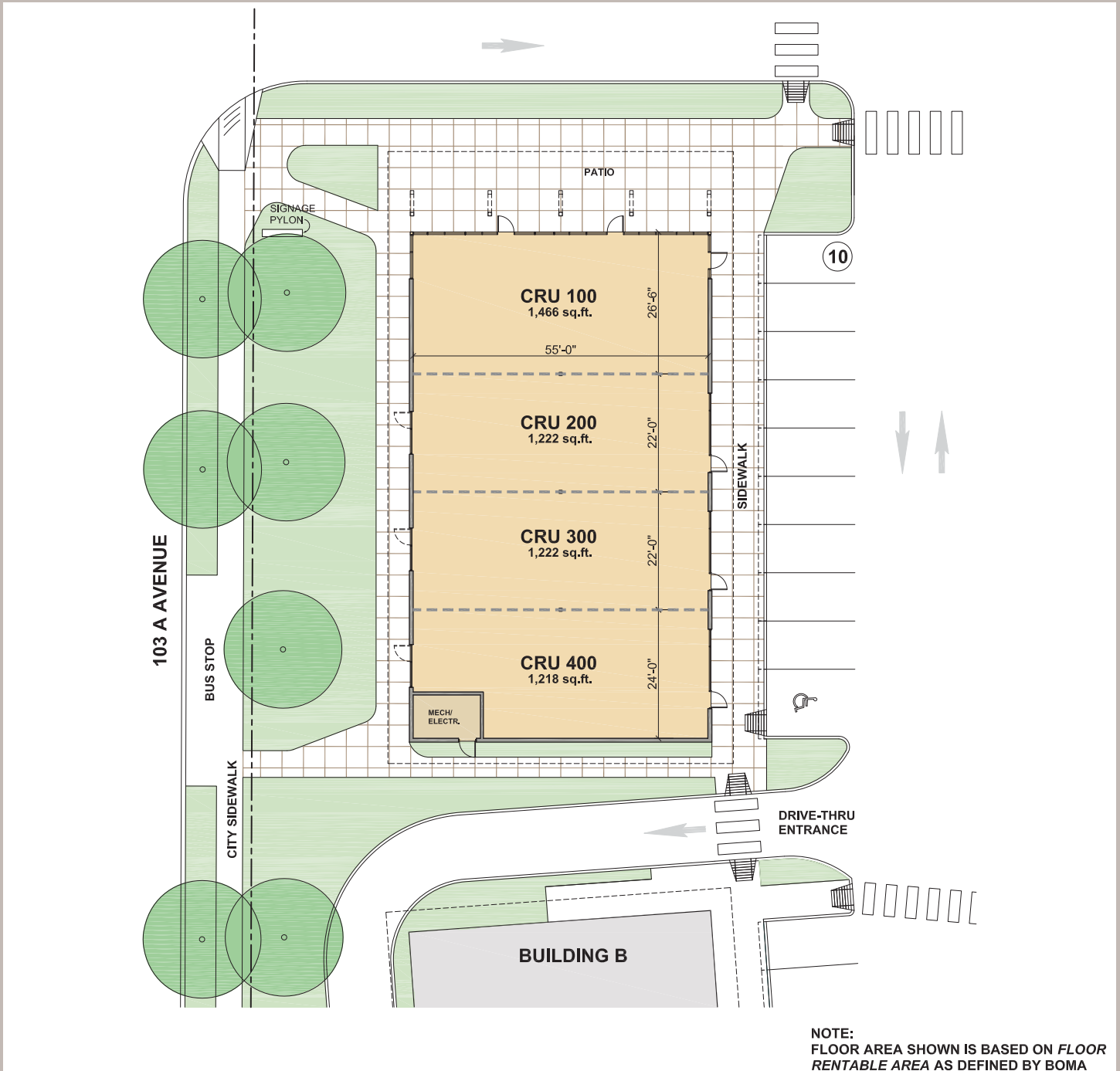
LOT 6 - SITE PLAN



~070109~

## RETAIL

## PACIFIC LINK surrey

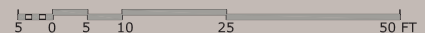


**NOTE:**  
FLOOR AREA SHOWN IS BASED ON FLOOR  
RENTABLE AREA AS DEFINED BY BOMA

PACIFIC LINK - LOT 6  
Building A Plan



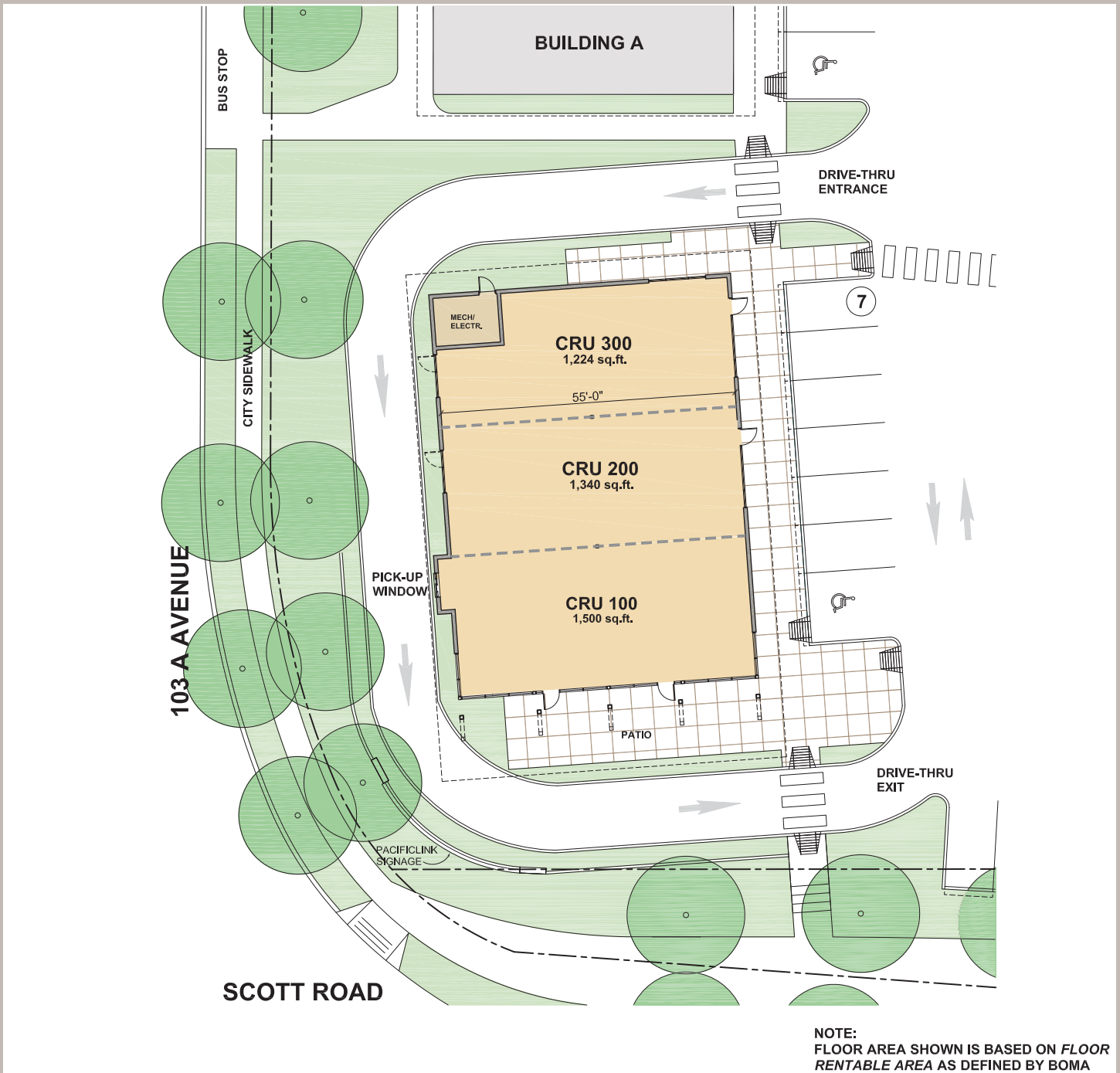
NORTH



~070109"

## RETAIL

## PACIFIC LINK surrey



PACIFIC LINK - LOT 6  
Building B Plan



5 0 5 10 25 50 FT

~070 109"

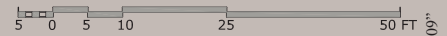
RETAIL

PACIFIC LINK  
surrey



NOTE:  
FLOOR AREA SHOWN IS BASED ON FLOOR  
RENTABLE AREA AS DEFINED BY BOMA

PACIFIC LINK - LOT 6  
Building C Plan



~070109~