

Central City

10153 King George Boulevard Surrey BC, V3T 2W1

FOR LEASE

James Boyd
Senior Director, Leasing | Representative
jboyd@salthillcapital.com | 437.837.0318



Highlights

Strategically positioned at the epicentre of Downtown Surrey, Central City commands high-visibility frontage along King George Boulevard between 100th and 102nd Avenue. The property offers seamless transit integration via the adjacent Surrey Central SkyTrain Station and Bus Loop, providing effortless connections across the Greater Vancouver Area.

Central City is a dynamic, high-traffic destination anchored by leading national retailers including Walmart, T&T Supermarket, Winners, Shoppers Drug Mart, The Brick, Best Buy, and Sephora. Beyond its robust retail mix, the complex integrates a 350,000-square-foot Simon Fraser University (SFU) campus and a premium 24-storey, 564,000 SF Class A office tower.

Driven by an unbeatable mix of rapid transit access, retail, office, and institutional uses, Central City delivers a massive built-in consumer base. The property welcomes 9.5 million shoppers annually, reinforced by a daily captive audience of 6,500 students and 3,000 office workers on-site.

- Situated inside British Columbia's fastest-growing city, surrounded by vibrant new developments.
- Offers convenient, direct access to both the SkyTrain and key bus routes.
- Ample surface and covered parking, complete with electric vehicle charging stations.
- Complimentary 3-hour customer parking.

Demographics | 3km Radius



Population

145,368



Number of Households

46,578



Median Age

38



Household Income

\$111,343

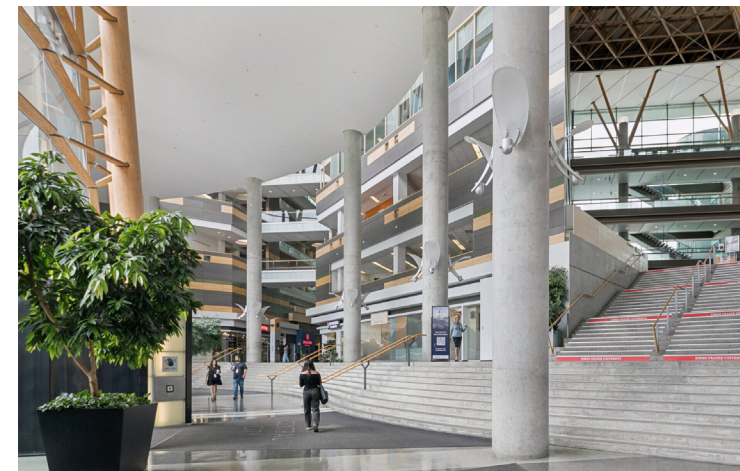


Annual Foot Traffic

9,500,000

2025

*Data from 2026 Environics Analytics.



WINNERS®



SEPHORA

The BRICK.



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Upper Level

- 110. Blenz Coffee (1,097 sf)
- 115. Available (471 sf)**
- 123. Surrey CC Properties (4,647 sf)
- 130. Surrey CC Properties (933 sf)
- 142. Dr. Asmaa Seddik (1,472 sf)
- 145. Continental Flowers (670 sf)
- 150. Local Crafters Market (946 sf)
- 155. Available (711 sf)**
- 170. Bottle Works (5,280 sf)
- 175. Simon Fraser University (2,029 sf)
- 190. Skye Avenue Kitchen (8,422 sf)
- 200. Urban Kids (5,890 sf)
- 204. Urban Planet (8,900 sf)
- 216. Epic Menswear (1,910 sf)
- 218. Available (2,381 sf)**
- 220. The Shoe Company (3,745 sf)
- 227. Bluenotes (4,245 sf)
- 232. Suzy Shier (3,880 sf)
- 234. Swaggy Fit (2,825 sf)
- 236. Johnstar (1,008 sf)
- 238. Available (749 sf)**
- 240. Mobile Q (948 sf)
- 242. La Bella Fashion (1,170 sf)
- 244. Thinka (2,454 sf)
- 254. Black Bond Books (2,663 sf)
- 255. His Majesty The King- Trd Rec 2211 (2,257 sf)
- 260. Blackwood Partners Management (3,705 sf)
- 262. Stenberg College (3,226 sf)
- 290. Simon Fraser University (15,428 sf)
- 300. Esther Nails (1,060 sf)
- 306. Sephora (4,605 sf)
- 310. Pearle Vision (2,311 sf)
- 312. Angela Fashions. (3,253 sf)
- 320. Japan Shiatsu Clinic (288 sf)
- 322. Commissionaires BC (756 sf)
- 354. Pearl Photo & Printing (964 sf)
- 356. Craving For A Game (2,373 sf)
- 358. Chic Boutique (1,248 sf)
- 360. Dot Rugs & Arts (1,804 sf)
- 362. Body Mods (684 sf)
- 364. Baseline Clothing (1,811 sf)
- 366. Freedom Mobile (842 sf)
- 370. Rochells Jewellers (1,131 sf)
- 371. Uconnect Wireless (878 sf)
- 372. Garine Jewellers (1,717 sf)
- 376. Youluxe (622 sf)
- 382. International Clothiers (2,322 sf)
- 384. Sirens (4,206 sf)
- 418. Gamer's Choice Video Games (1,058 sf)
- 420. Surrey Place Dental Group at Central (2,420 sf)
- 422. Available (1,480 sf)**
- 424. Available (897 sf)**
- 426. Sm Art Frames & Accents (2,989 sf)
- 430. Tim Hortons #3146 (3,275 sf)
- 432. DHL Express (1,856 sf)
- 434. Farm Fresh Produce (2,050 sf)
- 440. Burger King (2,375 sf)
- 452. Chaiwala of London (1,063 sf)
- 456. Credit 720 (444 sf)
- 500. Soccer Plus (818 sf)
- 502. Man Cave Barbers (1,015 sf)
- 504. Fairweather (Store C179) (3,404 sf)
- 512. CoCo Fresh Tea & Juice (847 sf)
- 514. Wireless Wave (1,276 sf)
- 515. CellRox (365 sf)
- 516. Dairy Queen/Orange Julius (405 sf)
- 526. Dollarama (7,465 sf)
- 552. A&W (406 sf)
- 554. Booster Juice (191 sf)
- 555. Link & Chain (273 sf)
- 560. Prospera Credit Union (5,810 sf)
- 562. Rogers (1,559 sf)
- 566. Available (1,450 sf)**
- 568. Security Office (0 sf)
- 570. Showcase (1,239 sf)
- 700A. CaseMogul Inc. (587 sf)
- 700B. Available (1,210 sf)**
- 701. Toyama Express (297 sf)
- 702. GoGrill- (437 sf)
- 703. Manchur Wok (437 sf)
- 704. Available (436 sf)**
- 705. Freshslice Pizza (398 sf)
- 706. Quesada Burritos - Tacos (420 sf)
- 707. OPAI (424 sf)
- 708. Surrey Indian Bites (416 sf)
- 709. KFC (1,437 sf)
- 710. Subway (1,117 sf)
- 711. Steve's Poke Bar (499 sf)
- 712. Mobile Care (826 sf)
- 713. Madhatters (2,405 sf)
- 715. Blue Lotus Art Gallery (1,601 sf)
- 716. Freshly Squeezed (418 sf)
- 717. Alive Health (764 sf)
- 802. Walmart (141,710 sf)
- 3200. Best Buy (31,303 sf)
- 3300. Winners (27,051 sf)
- 3400. Club 16 (19,333 sf)
- 3500. Designer Depot (6,385 sf)
- 3600A. The Brick (35,071 sf)
- 3600B. The Brick (37,758 sf)
- 3700. Extreme Bounce Inflatopark (39,122 sf)
- K200. Wow Mobile Boutique (150 sf)
- K300. Starbucks (680 sf)
- K401. BCLC (90 sf)
- K402. BCLC (90 sf)
- K501. Available (180 sf)**
- K701. Cellular Point (143 sf)

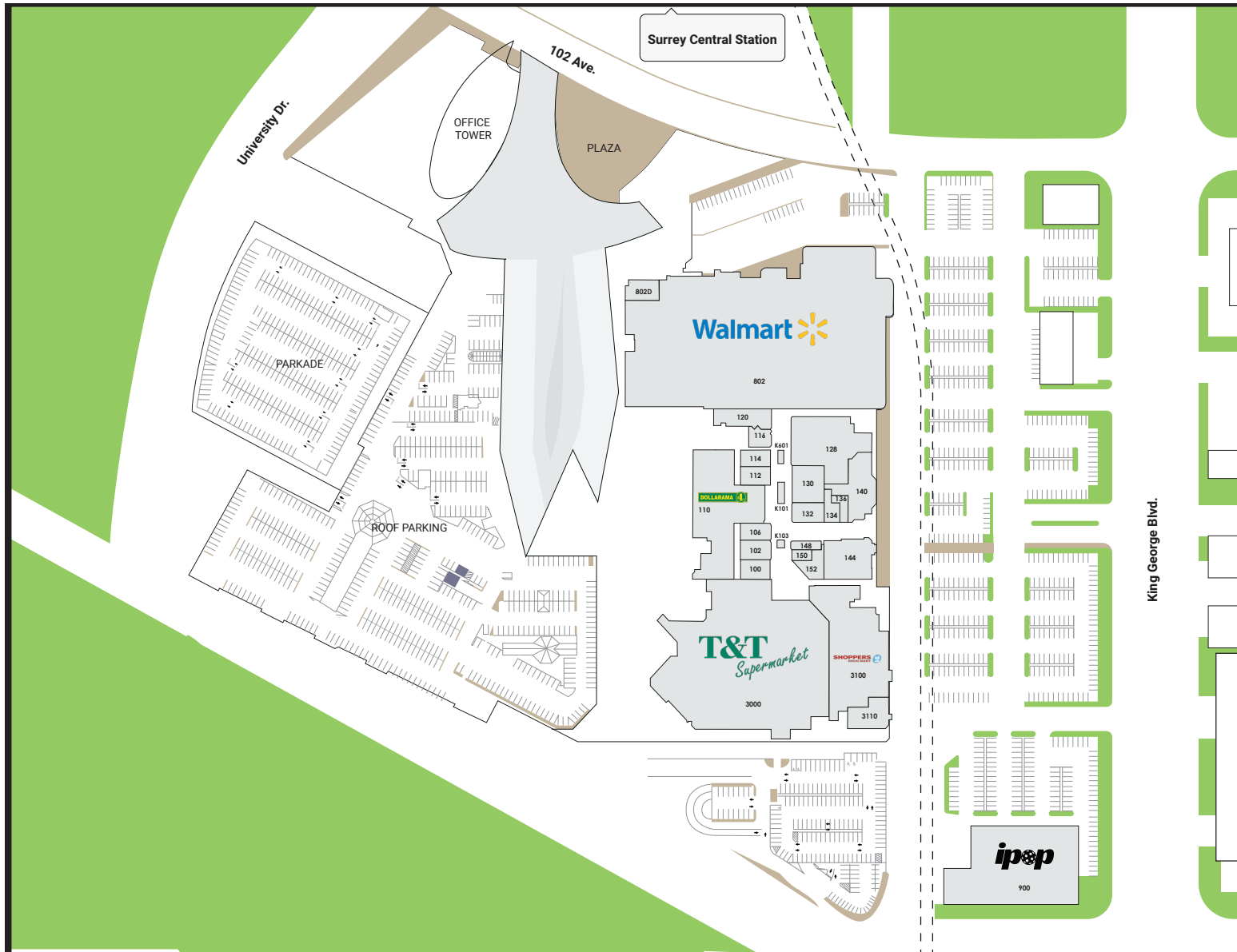
The information contained herein, including layouts, plans, and stated square footage, is provided solely for marketing purposes. Such information is approximate, non binding, and subject to change without notice.

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Lower Level

- 100. CU Vision Optometrists (1,391 sf)
- 102. Angel's Kisses (1,426 sf)
- 106. Broadway Camera (1,454 sf)
- 110. Dollarama (15,542 sf)
- 112. The Dental Group at Central City (1,378 sf)
- 114. Christ & Co. Law Corporation (1,242 sf)
- 116. ProfessionAIL (772 sf)
- 120. Specsavers (2,702 sf)
- 128. Neptune Palace Seafood Restaurant (9,219 sf)
- 130. Buck or Two Plus (2,979 sf)
- 132. Telus (1,555 sf)
- 134. Peter Pook Insurance (1,060 sf)
- 136. Attraction Barber (701 sf)
- 140. Boston Pizza (4,895 sf)
- 144. Scotiabank (4,813 sf)
- 148. Blenz Coffee (653 sf)
- 150. Big Orange (500 sf)
- 152. Maxim's Bakery (1,453 sf)
- 802. Walmart (141,710 sf)
- 900. Inclusive Palace of Pickleball (25,974 sf)
- 3000. T&T Supermarket (51,983 sf)
- 3100. Shoppers Drug Mart (16,797 sf)
- 3110. The Health Clinic by Shoppers Drug (2,689 sf)
- K101. Potato Corner (301 sf)
- K103. BCLC (90 sf)
- K601. Homelife Benchmark Titus Realty (150 sf)

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