

The Shops At Morgan Crossing

15715-15670 Croydon Drive, Surrey, BC

FOR LEASE

James Boyd

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Highlights

The Shops at Morgan Crossing is a 393,281 sf Shopping Centre located in the dominant retail node of the South Surrey/White Rock market, within the Greater Vancouver. The Property comprises the retail component of a vibrant and affluent, mixed-use community, as well as 457 strata residential condominium units (Morgan Crossing Residences) situated on three floors above the retail. The Centre has good visibility and access to 24th Avenue and Highway 99.

- Anchored by Thrifty Foods, the Centre boasts a very strong presence of national and international tenants such as Winners, Soft Moc, Starbucks, Banana Republic, Golf Town, London Drugs, and more!
- The Centre is surrounded by a growing residential community and complementary retail centres, with approximately 4,500 new home units under application in South Surrey/White Rock

Community Spaces

The Shops at Morgan Crossing offers Surrey and surrounding communities the opportunity to use space within the Centre for events, fundraisers, pop-up shops, and more, drawing ongoing foot traffic and energy to the Centre. Visit <https://www.theshopsatmorgancrossing.com/> for more information!

Demographics | 10km Radius

Population	Number of Households	Median Age	Household Income	Annual Foot Traffic
264,849	86,355	54	\$160,955	3,144,625 2024

*Data from 2025 Environics Analytics.



WINNERS



The Shops At Morgan Crossing

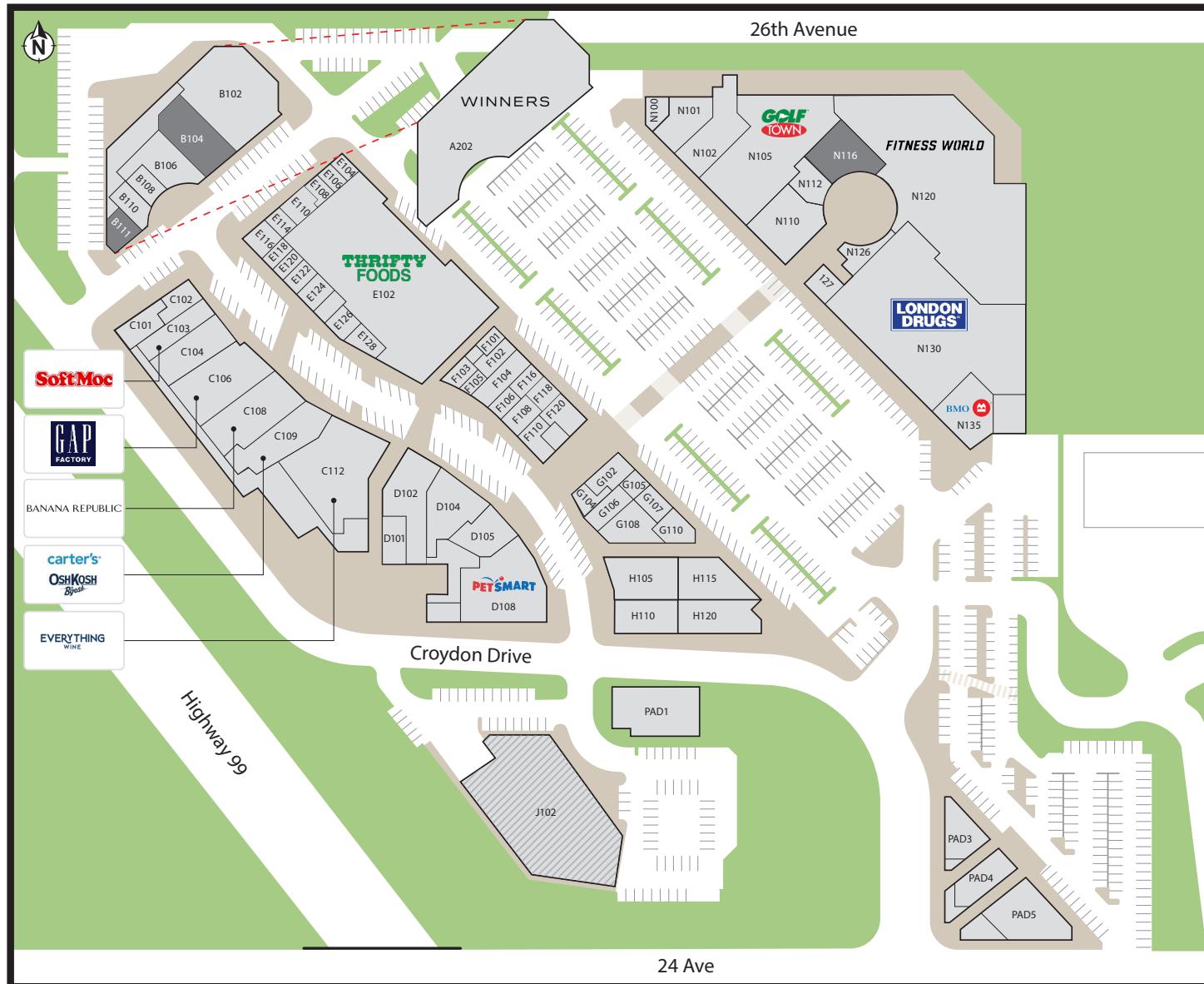
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 Salthill



A202. Winners (31,286 sf)

B102. Kids&Co. (10,188 sf)

B104. Available (6,167 sf)

B106. Miniso (4,994 sf)

B108. Olsen Europe (1,690 sf)

B110. RBC Financial (2,579 sf)

B111. Available (1,818 sf)

C101. Beyond Braces (2,563 sf)

C102. Natalia Jewellers (1,217 sf)

C103. Soft Moc (3,058 sf)

C104. Levi's (4,098 sf)

C106. GAP Factory (8,091 sf)

C108. Banana Republic Factory (7,628 sf)

C109. Carter's | OshKosh (5,551 sf)

C112. Everything Wine (12,667 sf)

D101. SPMI Morgan Crossing (1,342 sf)

D102. Roots (6,216 sf)

D104. La Vie en Rose (5,102 sf)

D105. YIHE 42 Yoga (2,576 sf)

D108. PetSmart (11,027 sf)

E102. Thrifty Foods (38,871 sf)

E104. Morgan Heights Cleaners (577 sf)

E106. La Lash and Beauty Bar (856 sf)

E108. Hackney Nine (790 sf)

E110. Howard Clothing Co. (1,262 sf)

E114. Euro Tailors (767 sf)

E116. Running Room (1,141 sf)

E118. Blo Blow Dry Bar (805 sf)

E120. Pure Nail Bar (824 sf)

E122. Nest Essentials (1,078 sf)

E124. Bailey Nelson (1,230 sf)

E126. Skoah (922 sf)

E128. Muse Social Fashion House (1,191 sf)

F101. Morgan Crossing Barber (585 sf)

F102. The Chopped Leaf (1,403 sf)

F103. Booster Juice (838 sf)

F104. Chipotle (2,210 sf)

F105. Saje Natural Wellness (834 sf)

F106. Mr. Greek Donair (1,046 sf)

F108. Burb (1,250 sf)

F110. Mink A. Chocolate Cafe (1,524 sf)

F116. Co-Operators Insurance (1,045 sf)

F118. Pokemito (777 sf)

F120. Menchie's Frozen Yogurt (1,802 sf)

G102. Sushi Castle (1,073 sf)

G104. Menzou Ramen & Bubble Tea Bar (980 sf)

G105. Jojo's Chicken Shack (892 sf)

G106. Suki's (1,714 sf)

G107. Supplement King (1,432 sf)

G108. All Creatures Animal Hospital (2,527 sf)

G110. Noodlebox (1,741 sf)

H105. Wood and Tassel (4,075 sf)

H110. Heavenly Desserts (4,267 sf)

H115. RBC Royal Bank of Canada (4,452 sf)

H120. Vancity Savings Credit Union (5,297 sf)

J102. Furniture Barn (27,806 sf)

N100. Morgan Crossing Dental (1,326 sf)

N101. WELL Health Medical Centres (8,951 sf)

N102. Dermapure (1,728 sf)

N105. Golf Town (18,816 sf)

N110. Go Kids (5,052 sf)

N112. My Empower Therapy (1,861 sf)

N116. Available (5,071 sf)

N120. Fitness World (38,944 sf)

N126. Sports Medicine Clinic (1,567 sf)

N127. Starbucks (1,629 sf)

N130. London Drugs (37,050 sf)

N135. BMO Bank of Montreal (5,176 sf)

PAD1. Sammy J's Grill and Bar (4,258 sf)

PAD3. Ignite Pizzeria (2,594 sf)

PAD4. Spice Republic Indian Restaurant & Lounge (3,448 sf)

PAD5. White Spot (5,584 sf)