

# Nordel Crossing



## AREA DEMOGRAPHICS

	1 km	5 km	10km
Population 2001	8,915	177,803	453,820
Average Household Income	\$52,298 (1996)	\$52,025 (1996)	\$51,014 (1996)
% of Households w/ Income \$50,000+	46%	46%	48%

Developer

**VANPAC**  
Vancouver Pacific Development Corporation  
Suite 800, 1199 West Hastings St, Vancouver, BC, V6E 3T5  
T 604 633 2567 • F 604 633 2568

**E&O Disclaimer**

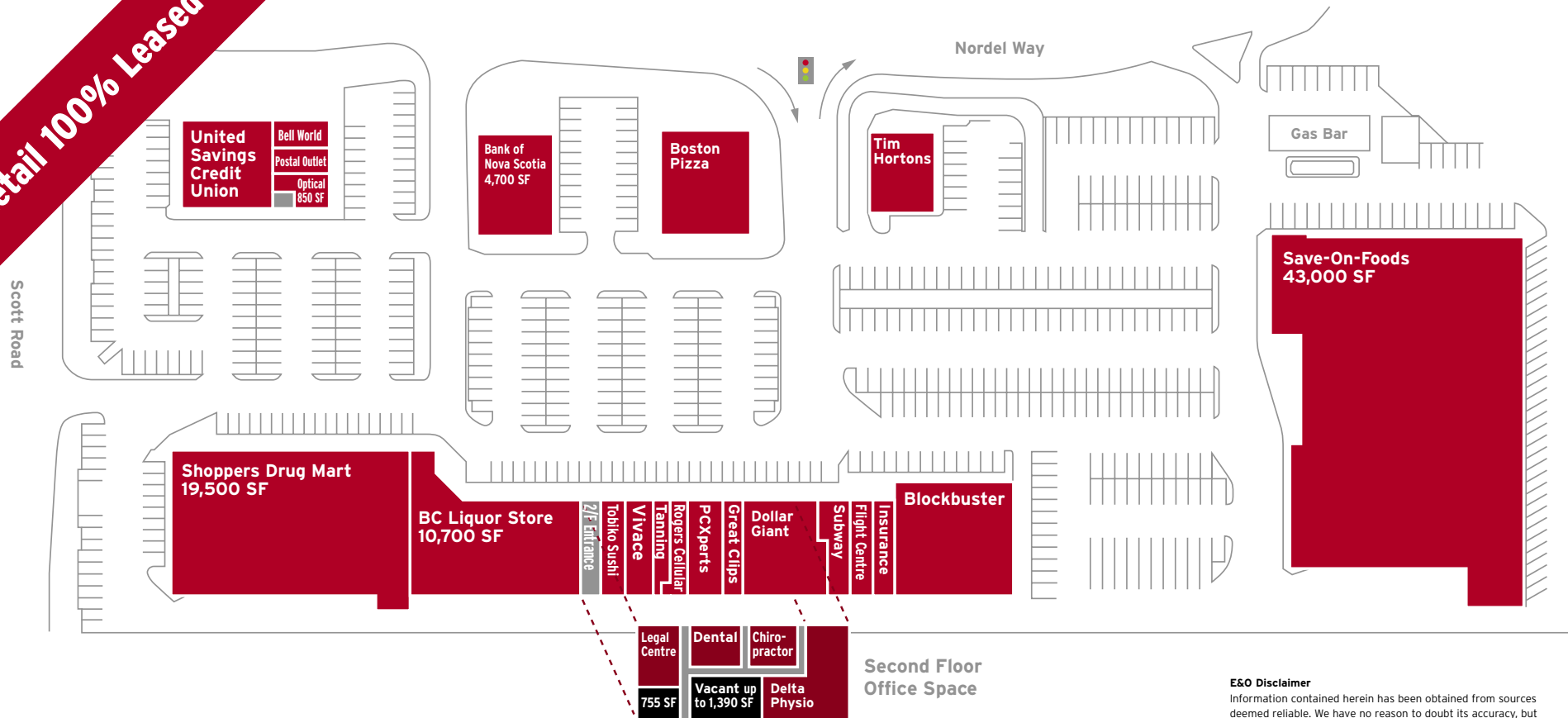
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**VANCOUVER**  
Suite 1620, PO Box 15  
200 Granville St  
Vancouver, BC, V6C 1S4

**CALGARY**  
2/F, 1702 4th St SW  
Calgary, AB, T2S 3A8  
T 403 228 7171

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**Retail 100% Leased**



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**Description**

Rare opportunity to secure space in this first class development on one of the busiest intersections in the Surrey market (72,000 vehicles per day). With over 120,000 square feet of retail space proposing a prominent western Canadian grocery retailer, pharmacy and gas bar, Nordel Crossing will provide excellent synergy for almost every retail use.

**Location**

The property is located on the South East and North East corner of Scott Rd (120 st) & Nordel Way (88th Ave).

**Traffic Counts**

Scott Road: 39,000 Vehicles Per Day (2002)  
Nordel Way: 32,400 Vehicles Per Day (2002)

**Area Tenants**

Real Canadian Superstore  
Canadian Tire  
Marks Work Wearhouse

**Rates**

\$31.00 CRU  
\$36.00 Pad space  
\$17.50 Office

**Taxes & CAM**

\$6.75 (estimate)

**Parking**

570 stalls

**For more information, please contact:**

TELEPHONE

**604 684 6767**

FACSIMILE

**604 684 6765**