

georgetown

contact

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Retail Leasing

**PHASE 1, 2, 3, 4**

# go big & go home

## THIS IS GEORGETOWN

Introducing Georgetown by Anthem, a bold and energetic 10 acre urban community connected to vibrant retail, tasty bistros, coffee shops, specialty grocers, convenient services and social spaces.

Upstairs, your home in the sky awaits, where panoramic views sweep from Mount Baker, across big city lights, to the North Shore peaks.



# we are the fastest growing urban district in Metro Vancouver

## WELCOME TO THE FUTURE OF SURREY CITY CENTRE

Our city is innovative, entrepreneurial and fresh. The city's future plan will surpass Vancouver in population and become the region's central hub for business, culture and education.



Walk Score  
**89**



Transit Score  
**90**



Bike Score  
**77**

## DEMOGRAPHICS

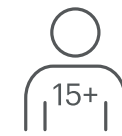
2023\*

\*Source: Statistics Canada - Census (3km Radius)



Population

**114,406**



Population  
15 years old +

**98,894**



Households

**39,879**



Household  
Income

**\$106,500**

2033



Projected population  
growth

**130,891**




City Centre workforce to  
grow to

**112,022**








# location

## SHOPPING & GROCERY

- 1 Walmart
- 2 Central City Shopping Centre
- 3 T&T Supermarket
- 4 Save on Foods
- 5 London Drugs
- 6 Rexall
- 7 Statples
-  Shoppers Drug Mart

## DINING

- 1 Chipotle
- 2 Jollibee
- 3 Dominion Bar + Kitchen
- 4 Browns Socialhouse
- 5 White Spot
-  McDonald's
-  A&W
-  Burger King
-  Tim Hortons
-  Starbucks

## EDUCATION

- 1 Simon Fraser University
- 2 Kwantlen Polytechnic University
- 3 Future UBC Surrey Campus

## AMENITIES

- 1 Chuck Bailey Recreation Centre
- 2 Club16 Trevor Linden Fitness
- 3 Surrey City Centre Library

## SURROUNDING DEVELOPMENT

- 1 Whalley Station by Tien Sher Group (\*1119)
- 2 University District by Bosa Properties (\*753)
- 3 The Passages by Rize Alliance (\*1100)
- 4 Plaza 104 by Ke Housing (\*1022)
- 5 Civic District by Wesgroup (\*2000)
- 6 King George Hub by PCI (\*2395)
- 7 Park George by Concord (\*1000)

 SkyTrain Station

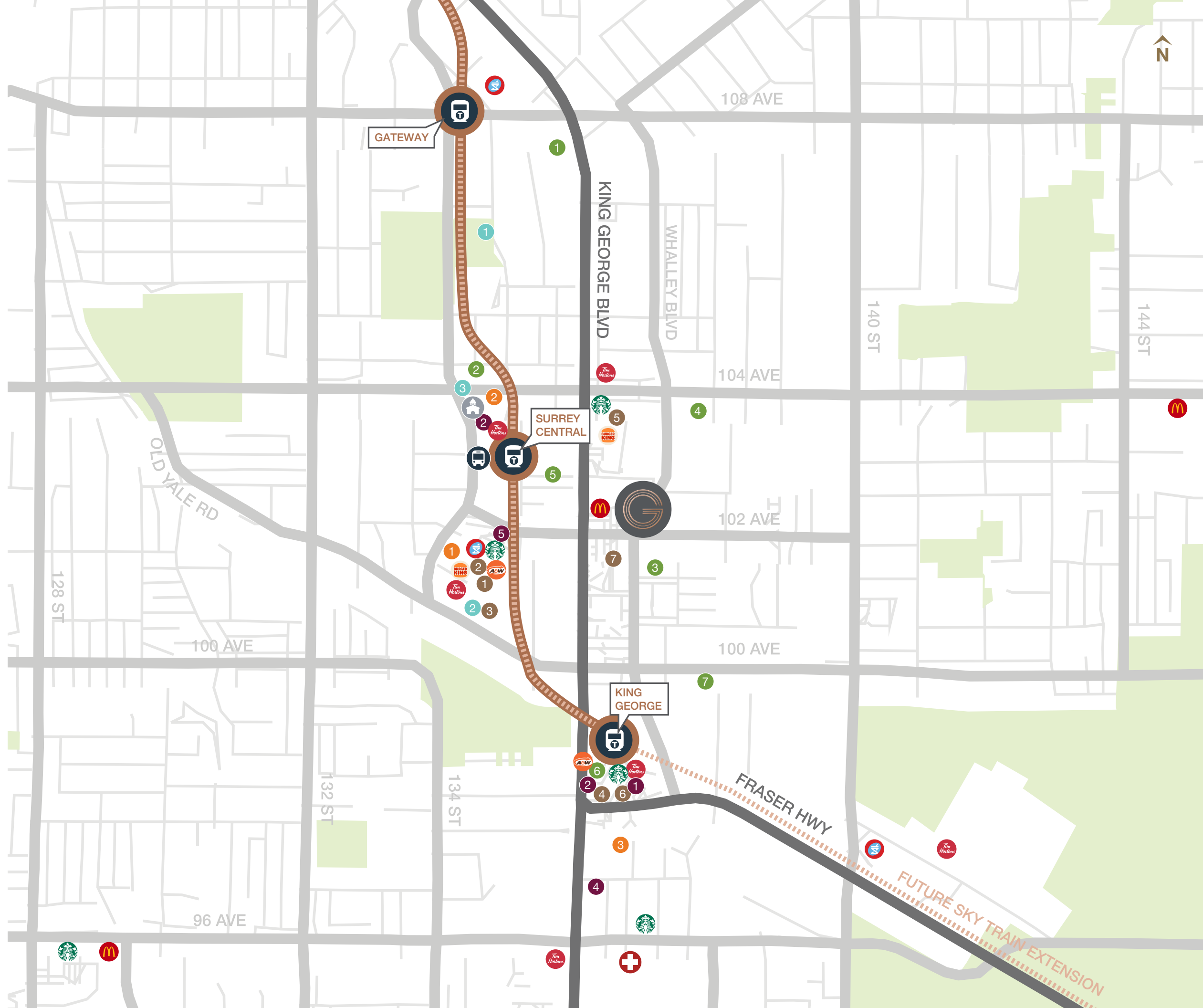
 Bus Exchange

 Future SkyTrain Extension

 City Hall & Civic Plaza

 Surrey Memorial Hospital

\* Number of Units



# overall site plan

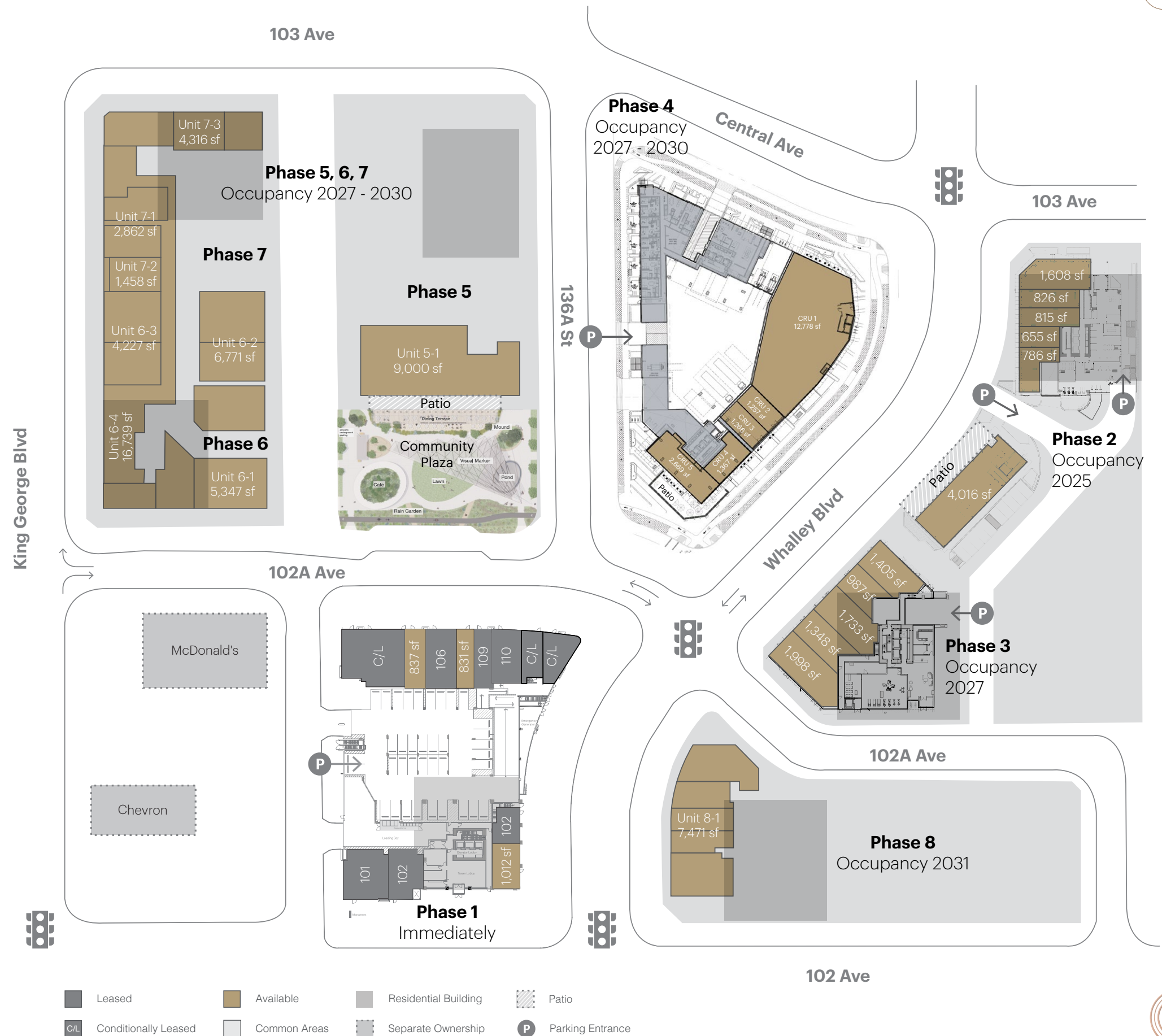


## TOTAL PROJECT

Municipal address	10232 Whalley Blvd, Surrey, BC
Number of homes	3,579
Number of towers	9
Retail	73,584 sq ft
Office	40,492 sq ft
Masterplan est. completion	July 2032
Amenity	Community Plaza (Phase 5)

## FLOOR AREA

Georgetown 1	15,130 sf
Georgetown 2	9,614 sf
Georgetown 3	7,470 sf
Georgetown 4	30,717 sf
<b>Total</b>	<b>62,931 sf</b>

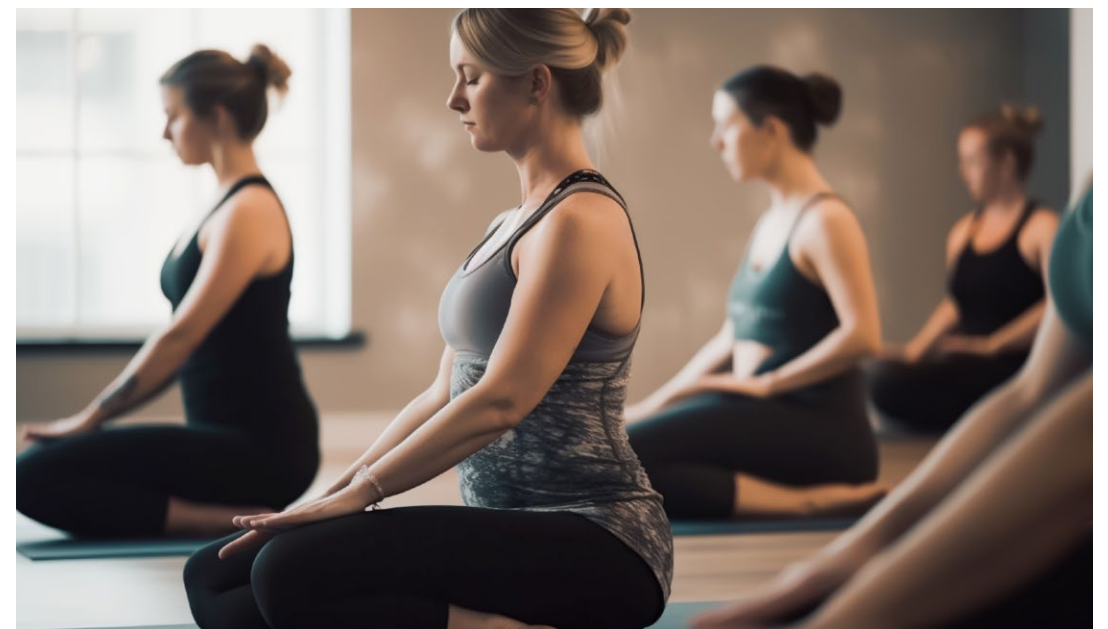
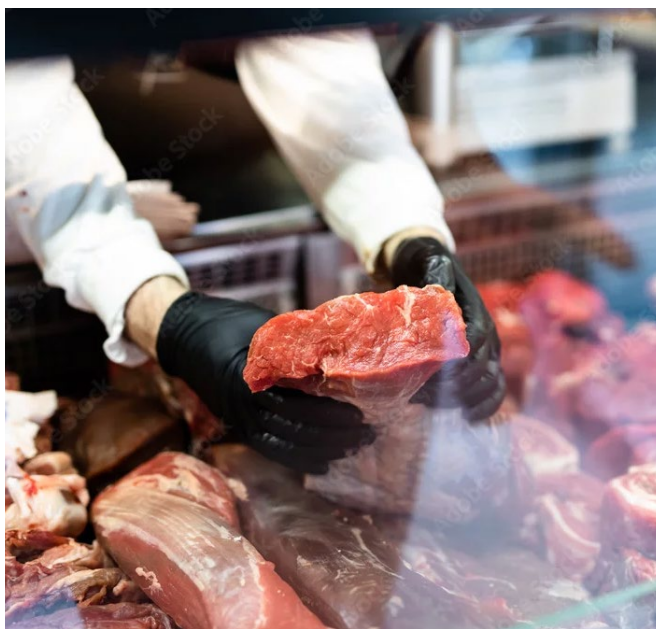




# we are diverse

## A BIG IDEA – WITH A BIG FUTURE

With your needs in mind, this progressively designed, vibrant community is comprised of seven residential towers, one mid-rise building, townhomes and over 100,000 sf of new restaurant, office and retail space, bringing an exciting, social and diverse energy to the Surrey community. Georgetown is a big idea, with a big future.



# georgetown 1

## PROJECT INFORMATION

Municipal address	13685 102 Ave, Surrey, BC
Number of homes	351
Number of towers	1 / 30 levels
Retail	15,120 sf
Est. completion	Ready for possession immediately
Occupancy (Residential)	Immediately
Retail parking	42

Unit	Sq. Ft.	Tenant
<b>13668 102A Ave</b>		
101 - 104	2,600	C/L
105	1,137	Available
106	1,403	Georgetown Dental
108	831	Available
109	853	Oakberry
110	1,310	Pizza Hut
112	891	C/L
113	1,081	C/L
<b>10225 Whalley Blvd</b>		
101	1,012	Available
102	835	Adora Nails
<b>13685 102 Ave</b>		
101	2,085	F45
102	1,137	Supplement King



# georgetown 1

Unit 106



Unit 101



Unit 110



Unit 102







Eat & Drink

10234

georgetown 2  
Pavilion Restaurant

# georgetown 2

## PROJECT INFORMATION

Municipal address	10250 Whalley Blvd, Surrey, BC
Number of homes	355
Number of towers	1 / 31 levels
Retail	8,706 sf
Est. completion	November 2025
Occupancy (Residential)	Q4 2025
Retail parking	53

Unit	Sq. Ft.	Tenant
10250 Whalley Blvd		
1	1,608	Available
2	826	Available
3	815	Available
4	655	Available
5	786	Available
6	4,016	Available





rink

ACADEMY STATE  
SUSTAIN  
HANDGOODS

georgetown 3

Tower View Whalley Blvd



Eat & Drink

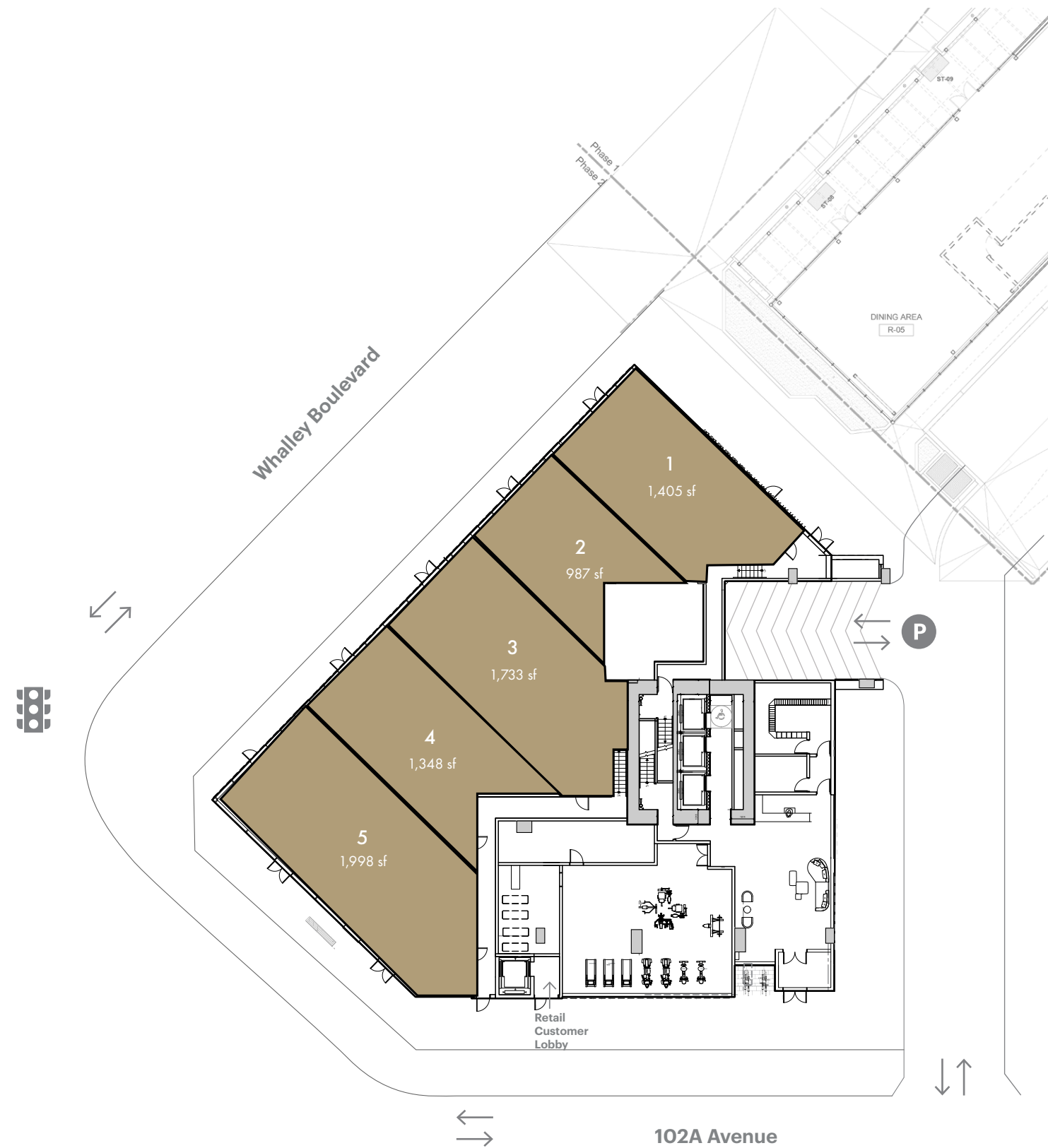
georgetown 3  
Tower View 103 & Whalley

# georgetown 3

## PROJECT INFORMATION

Municipal address	10244 Whalley Blvd, Surrey, BC
Number of homes	497
Number of towers	1 / 39 levels
Retail	7,471 sf
Est. completion	2027
Occupancy (Residential)	2027
Retail parking	16

Unit	Sq. Ft.	Tenant
10244 Whalley Blvd		
1	1,405	Available
2	987	Available
3	1,733	Available
4	1,348	Available
5	1,998	Available



Leased  
 Available





The City of Georgetown

MARKET SIGNAGE

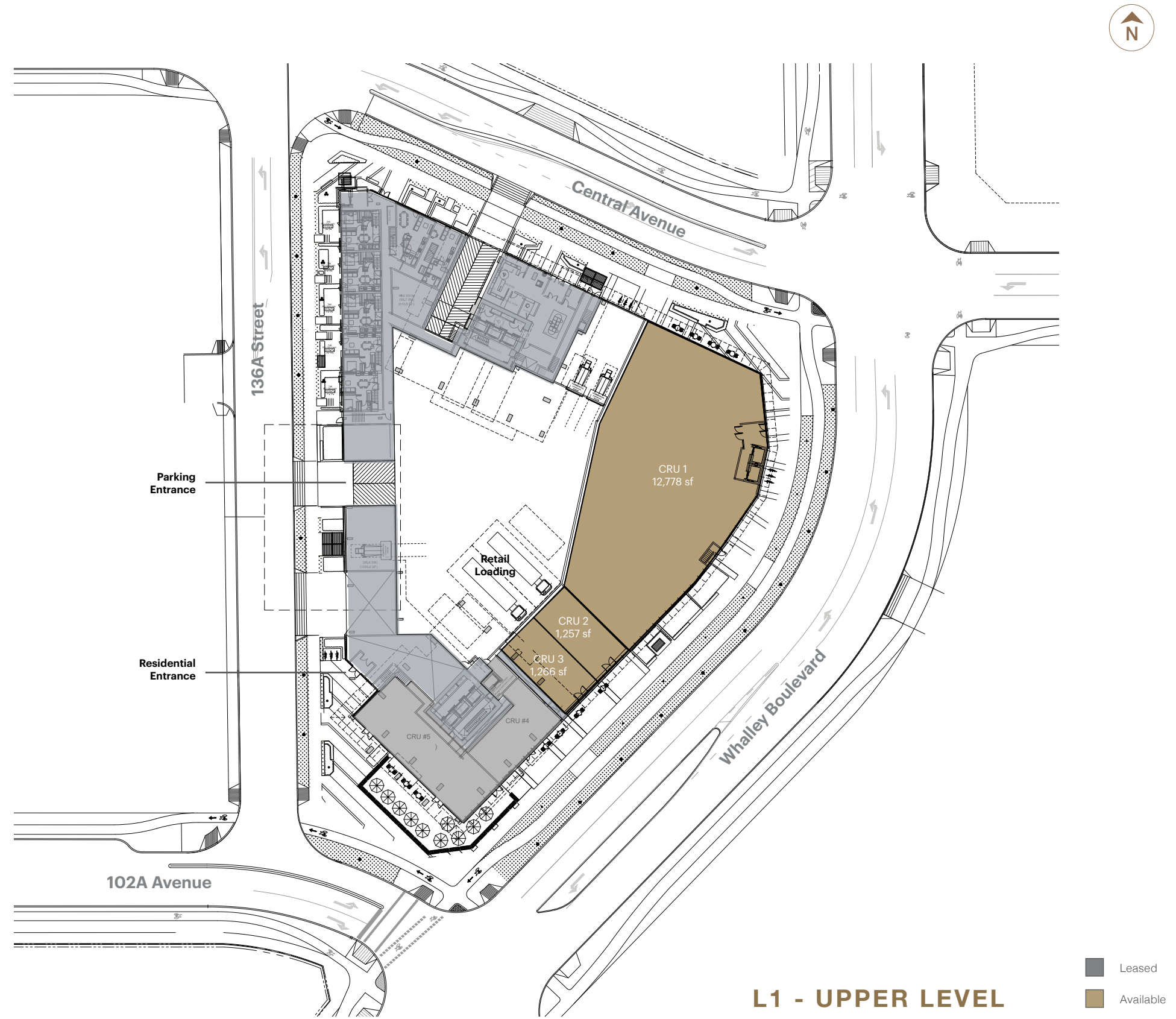
georgetown 4  
View SW - Anchor Tenant

# georgetown 4

## PROJECT INFORMATION

Municipal address	10312 King George Blvd, Surrey, BC
Number of towers	2
Retail	19,337 sf
Commercial and Visitor Parking	98 stalls

CRU	Sq. Ft.	Tenant
10312 King George Blvd		
1	12,778	Available
2	1,257	Available
3	1,266	Available



L1 - UPPER LEVEL

Leased  
Available



# georgetown 4



## PROJECT INFORMATION

Municipal address	10312 King George Blvd, Surrey, BC
Number of towers	2
Retail	19,337 sf
Commercial and Visitor Parking	98 stalls

CRU	Sq. Ft.	Tenant
10312 King George Blvd		
4	1,367	Available
5	2,669	Available



L1 - LOWER LEVEL

Leased  
 Available





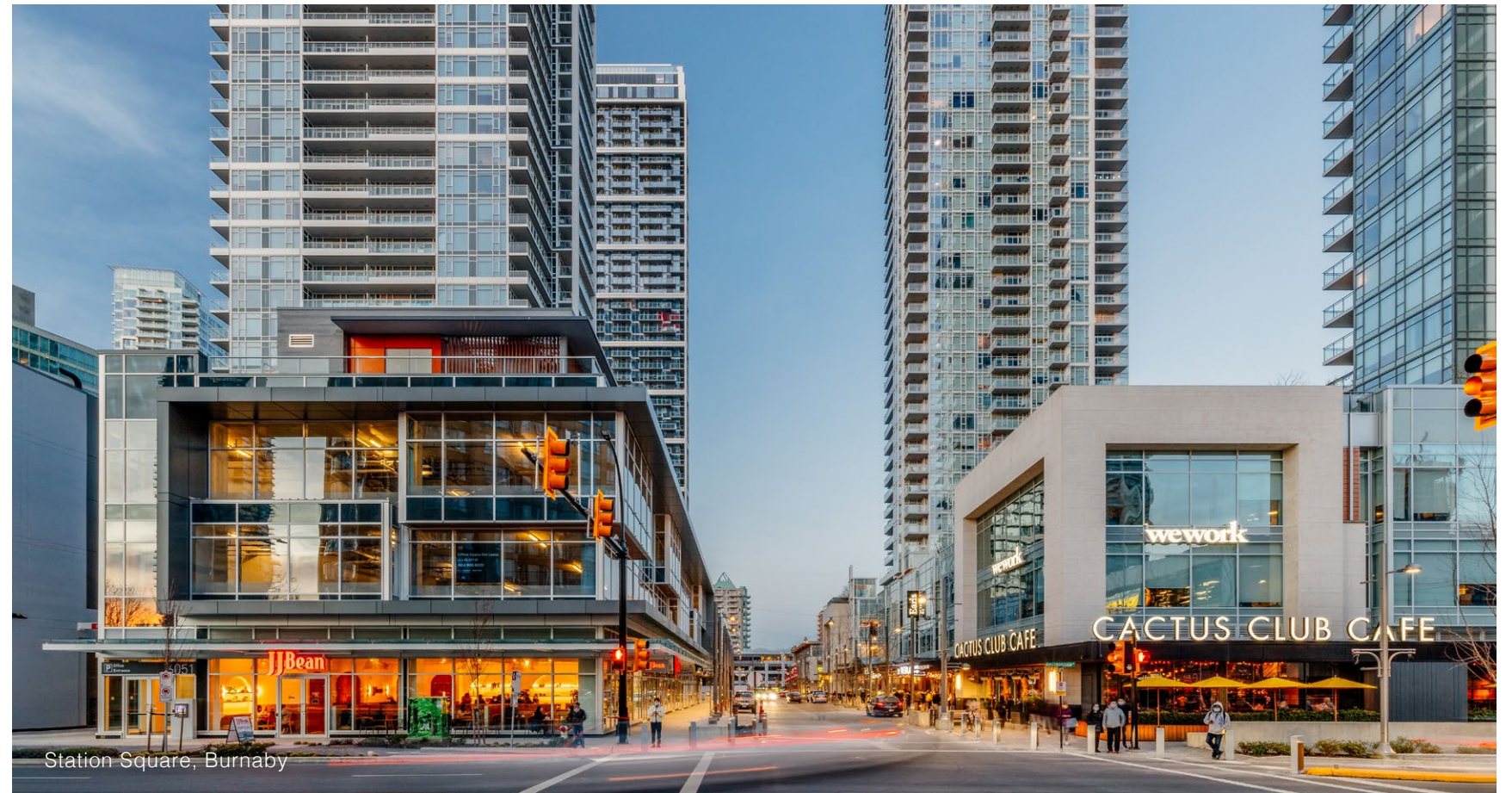


Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

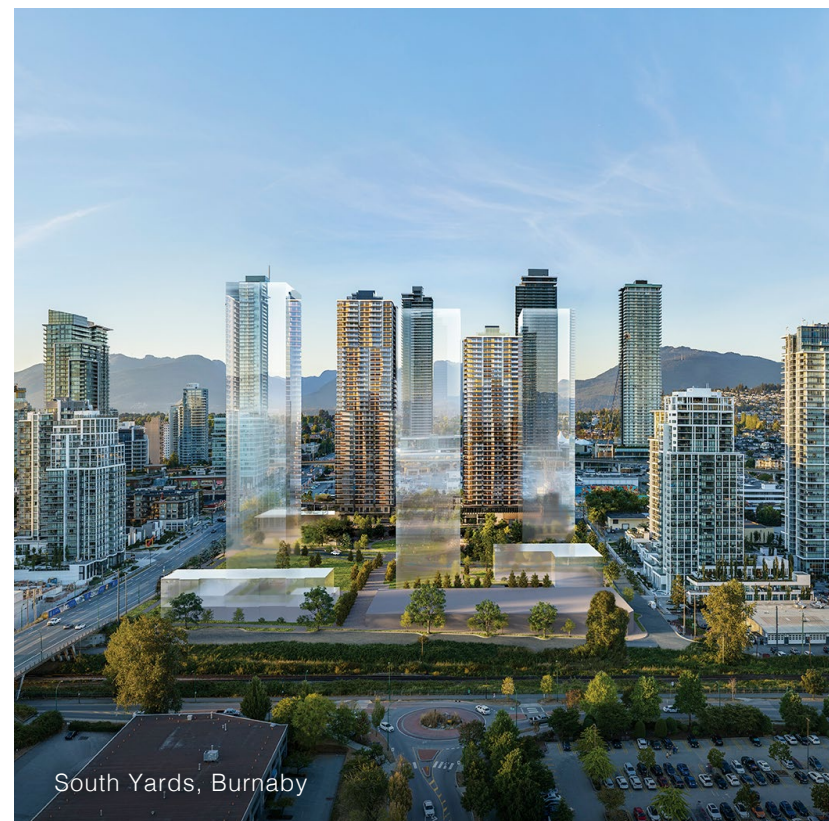
Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

We own, co-own, manage or have previously owned 12 million square feet of retail, industrial and office space, and our land portfolio includes more than 60 communities, spanning 9,100 acres across Canada and the United States.

Anthem is a real estate development, investment and management company that strives, solves and evolves to create better spaces and stronger communities. **We are Growing Places.**



Station Square, Burnaby



South Yards, Burnaby



SOCO, Coquitlam

# leasing contact

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V 03/05/25

