

# georgetown

## contact

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**Anthem** 



## Retail Leasing

### PHASE 1, 2, 3, 4

# go big & go home

## THIS IS GEORGETOWN

Located in the heart of Surrey City Centre along Whalley Boulevard, Georgetown is a multi-phase, master-planned community by Anthem Properties that will deliver more than 114,000 sf of prime commercial space upon full build-out.

Designed as a high-traffic, transit-oriented destination just steps from Surrey Central SkyTrain Station, the development offers unmatched opportunities for retailers, grocers, food service operators, pharmacies, and office users. With Georgetown One already operational and future phases under construction, the 14.4-acre site is on track for full completion by 2032.

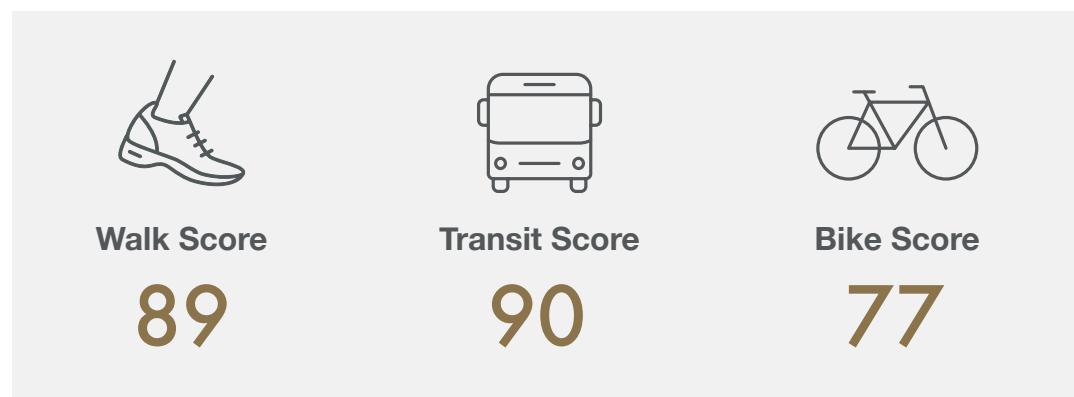


# we are the fastest growing urban district in Metro Vancouver

## WELCOME TO THE FUTURE OF SURREY CITY CENTRE

Georgetown's commercial vision is supported by exceptional access and amenities. The site will provide thousands of residential units, ample visitor parking (over 2,700 stalls across phases) and more than 3,500 bicycle spaces, ensuring convenience for both customers and staff.

The project's podium-level retail and vibrant restaurant district will benefit from proximity to major institutions including SFU Surrey, Surrey Memorial Hospital, and the future UBC campus, guaranteeing a steady flow of students, professionals, and residents.



## DEMOGRAPHICS

2023\*

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



Population



Population  
15 years old +



Households



Household  
Income

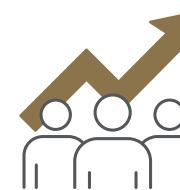
114,406

98,894

39,879

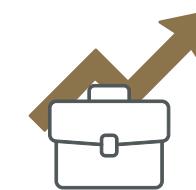
\$106,500

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
- 8 Shoppers Drug Mart

## DINING

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

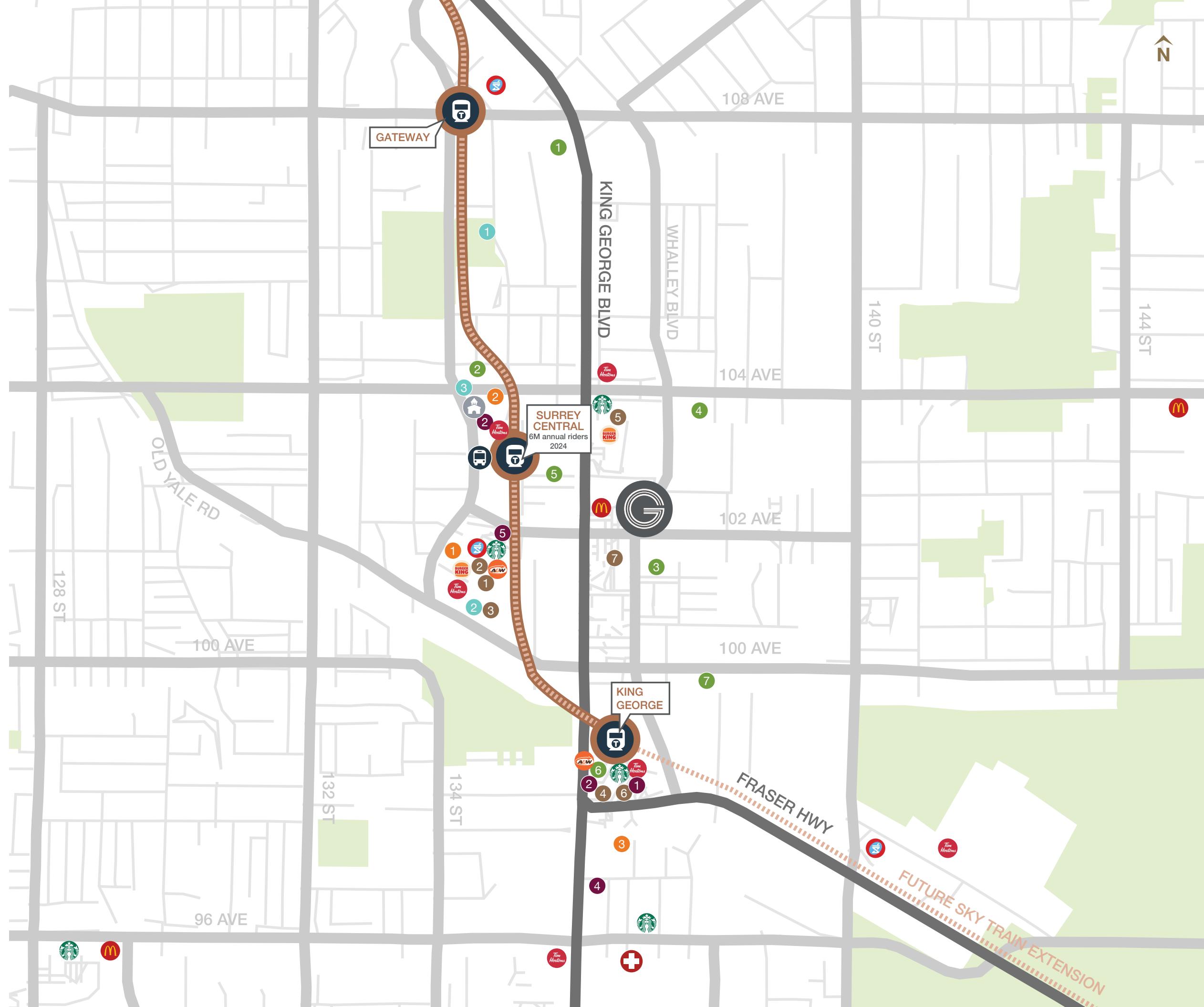
Bus Exchange

Future SkyTrain Extension

City Hall & Civic Plaza

Surrey Memorial Hospital

\* Number of Units



# overall site plan

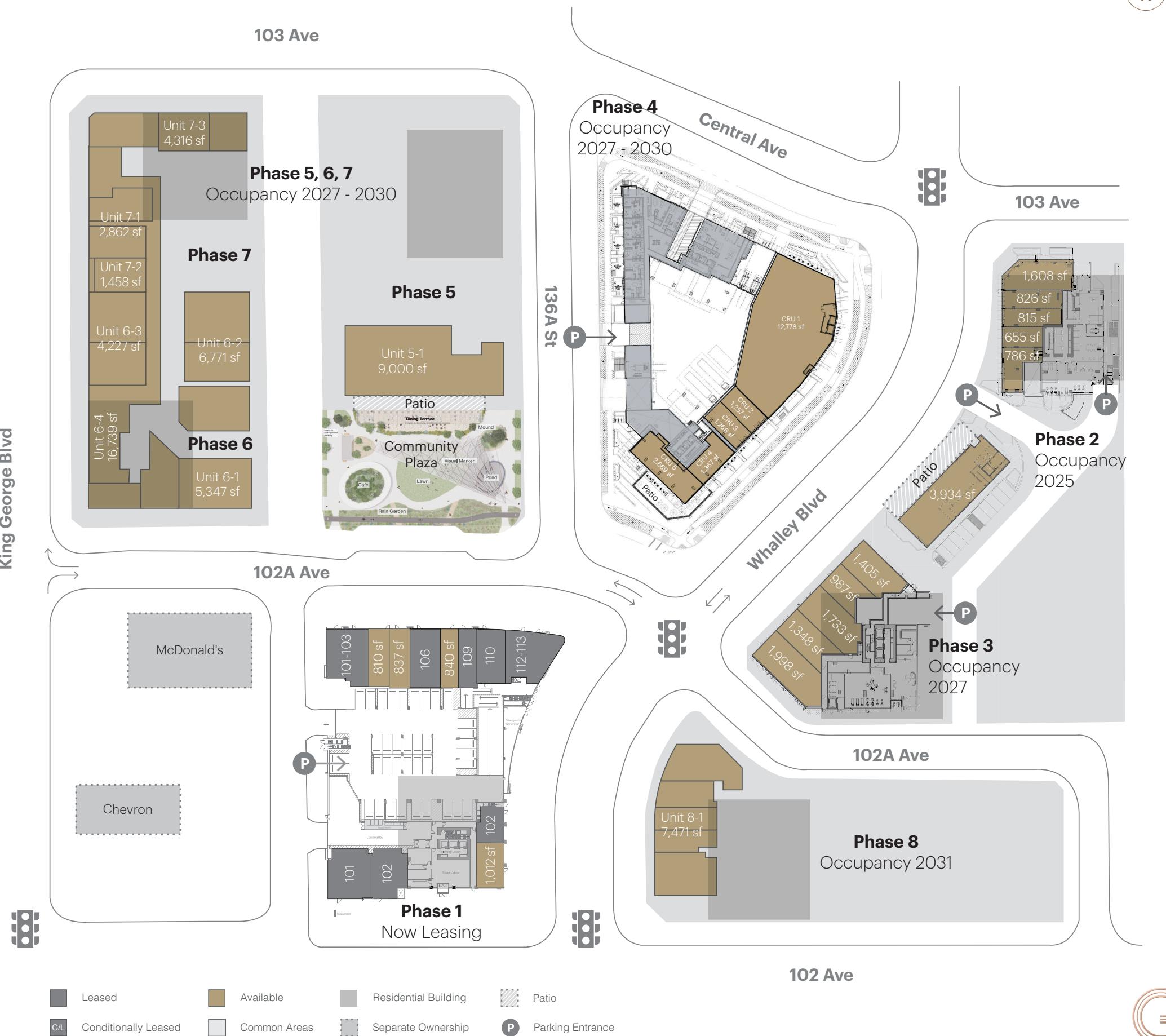


## TOTAL PROJECT

<b>Municipal address</b>	10232 Whalley Blvd, Surrey, BC
<b>Number of homes</b>	3,579
<b>Number of towers</b>	9
<b>Retail</b>	73,584 sq ft
<b>Office</b>	40,492 sq ft
<b>Masterplan est. completion</b>	July 2032
<b>Amenity</b>	Community Plaza (Phase 5)
<b>Total Site</b>	<b>14.4 acres</b>

## 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>

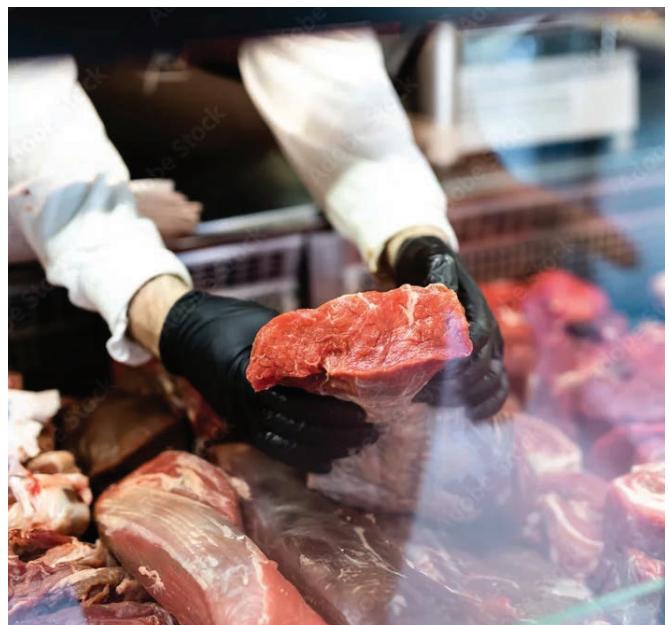




# we are diverse

## A BIG IDEA – WITH A BIG FUTURE

By combining high visibility, transit proximity, a diverse customer base, and a curated tenant mix, Georgetown is set to become Surrey City Centre's premier commercial hub. For businesses looking to establish a presence in one of Metro Vancouver's fastest-growing downtowns, Georgetown offers the scale, design, and location to thrive for decades to come.



# georgetown 1



## PROJECT INFORMATION

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

Unit	Sq. Ft.	Tenant
<b>13668 102A Ave</b>		
101-103	2,098	Popeyes
104	810	Available
105	837	Available
106	1,403	Georgetown Dental
108	840	Available
109	853	Oakberry
110	1,310	Pizza Hut
112-113	1,972	Tim Hortons
<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 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
<b>10250 Whalley Blvd</b>		
1	1,608	Available
2	826	Available
3	815	Available
4	655	Available
5	786	Available
6	3,934	Available



Leased  
Available





georgetown 2  
Pavilion Restaurant

# 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
<b>10244 Whalley Blvd</b>		
1	1,405	Available
2	987	Available
3	1,733	Available
4	1,348	Available
5	1,998	Available





**georgetown 3**  
Tower View Whalley Blvd



**georgetown 3**  
Tower View 103 & Whalley

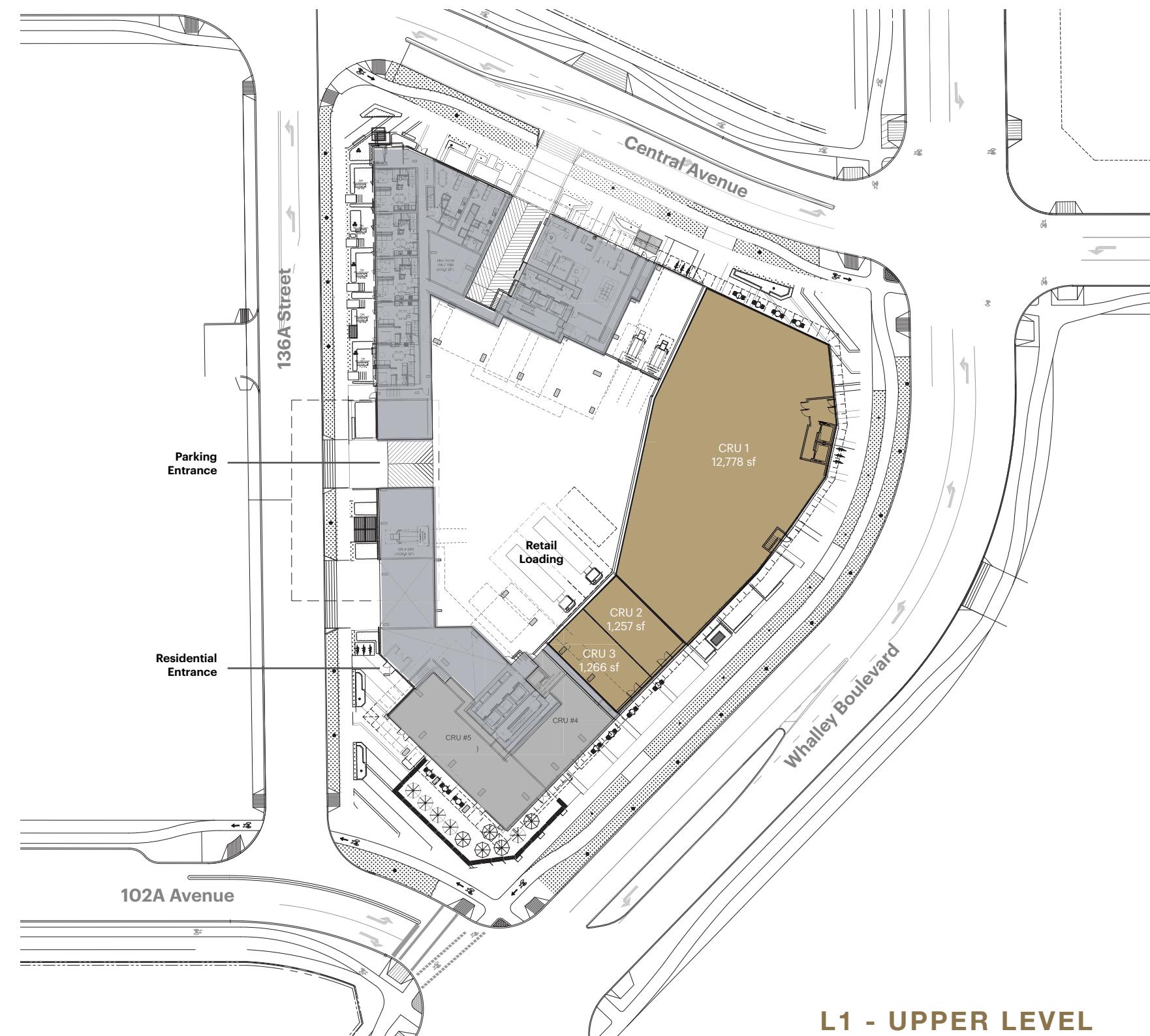
# georgetown 4



## PROJECT INFORMATION

Municipal address	10312 King George Blvd, Surrey, BC
Number of towers	2 (30 and 33 Storey)
Retail	19,337 sf
Commercial and Visitor Parking	98 stalls

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



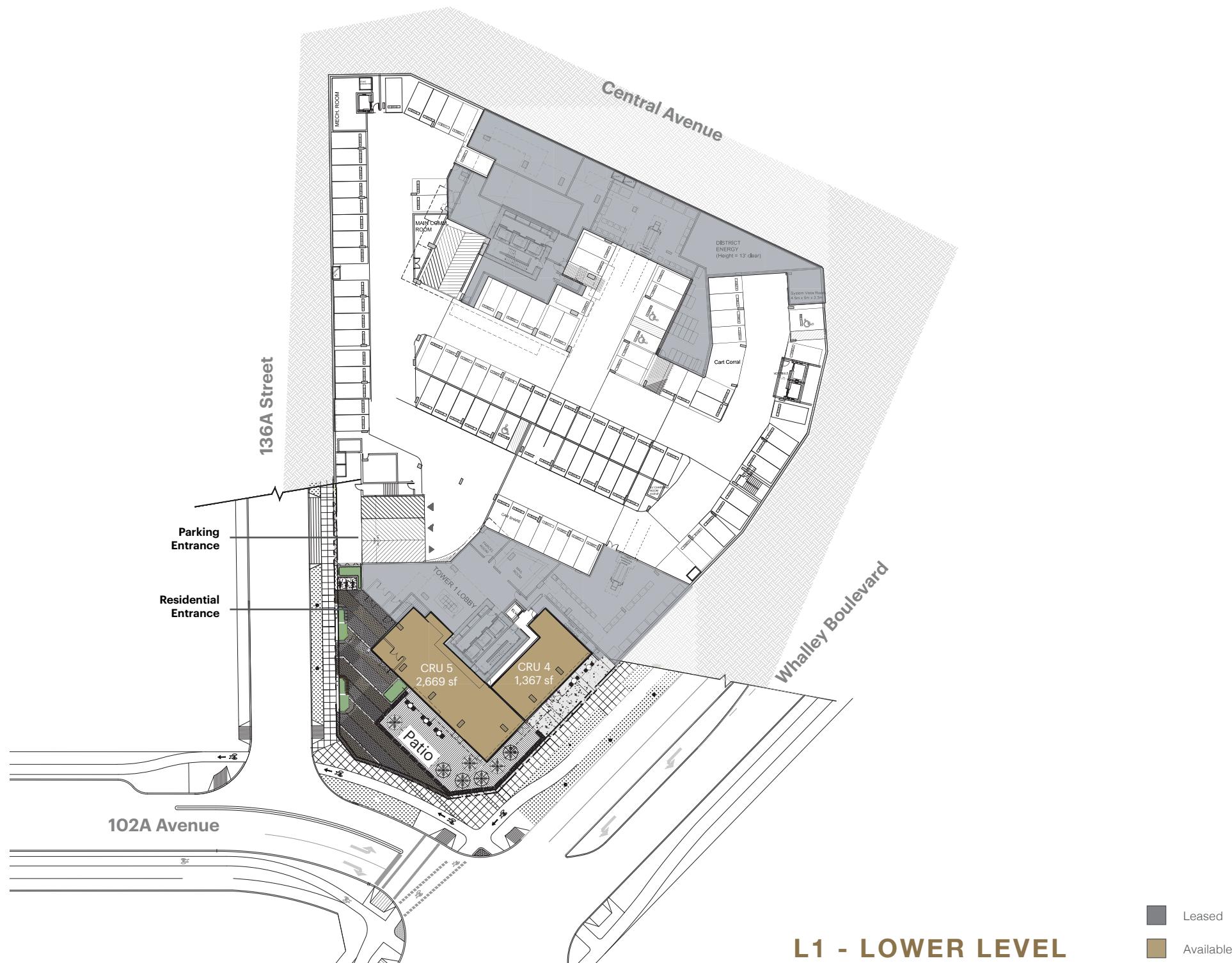
# georgetown 4



## PROJECT INFORMATION

Municipal address	10312 King George Blvd, Surrey, BC
Number of towers	2 (30 and 33 Storey)
Retail	19,337 sf
Commercial and Visitor Parking	98 stalls

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





**georgetown 4**  
View SW - Anchor Tenant

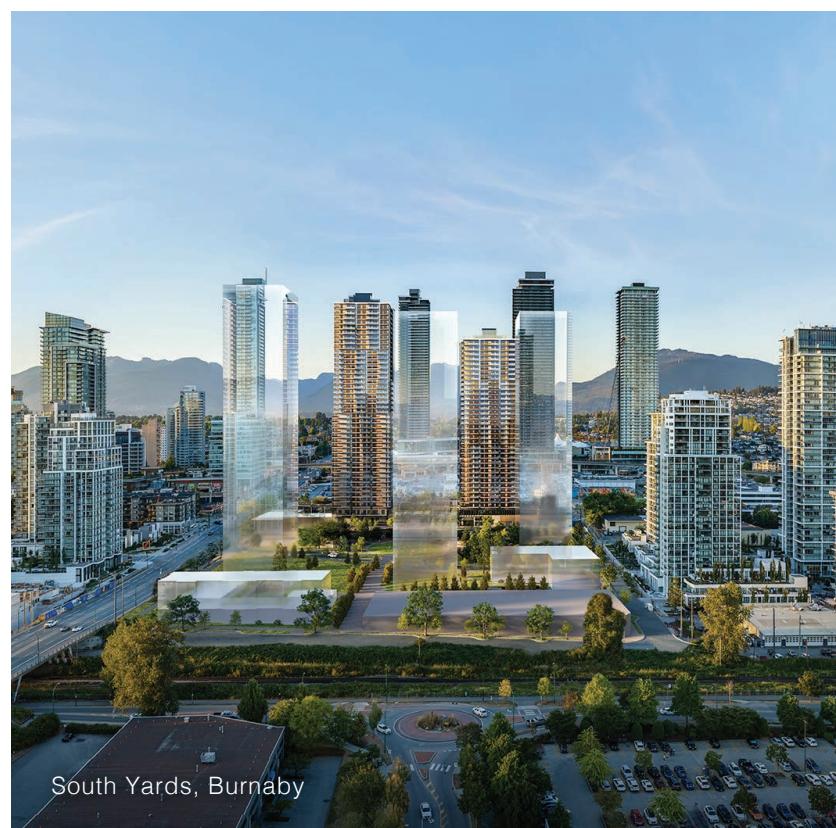
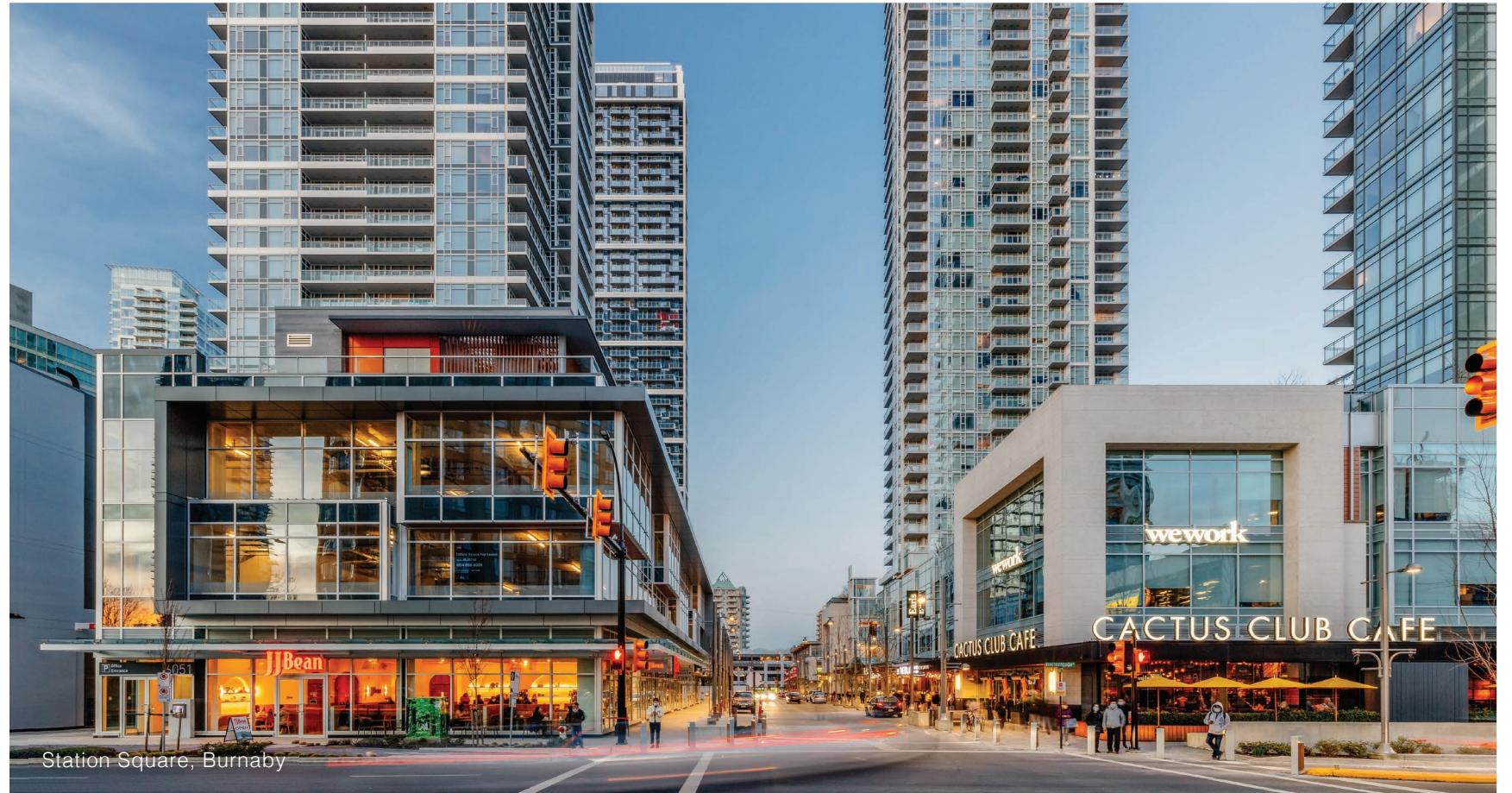


Founded in 1991, Anthem is a team of 850+ people driven by creativity, passion and direct communication. Anthem has invested in, developed or managed – alone or in partnership – more than 400 residential and commercial projects across North America.

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.**



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V 01/15/26

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