

georgetown

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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.



Walk Score

89



Transit Score

90



Bike Score

77

DEMOGRAPHICS

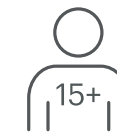
2023*

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



Population

114,406



Population
15 years old +

98,894



Households

39,879



Household
Income

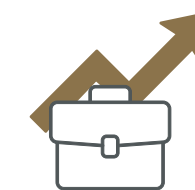
\$106,500

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

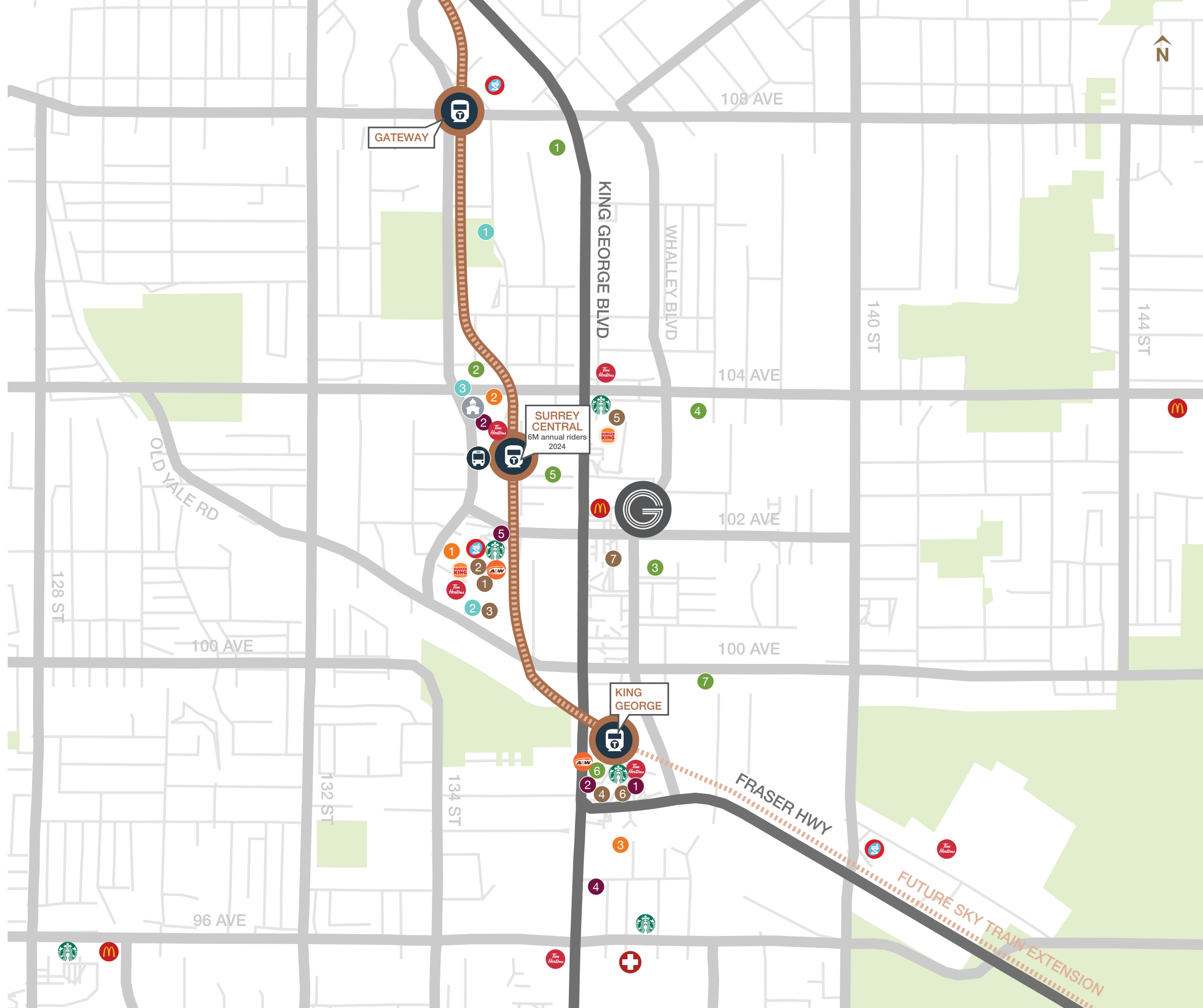
Bus Exchange

Future SkyTrain Extension

City Hall & Civic Plaza

Surrey Memorial Hospital

* Number of Units



overall site plan

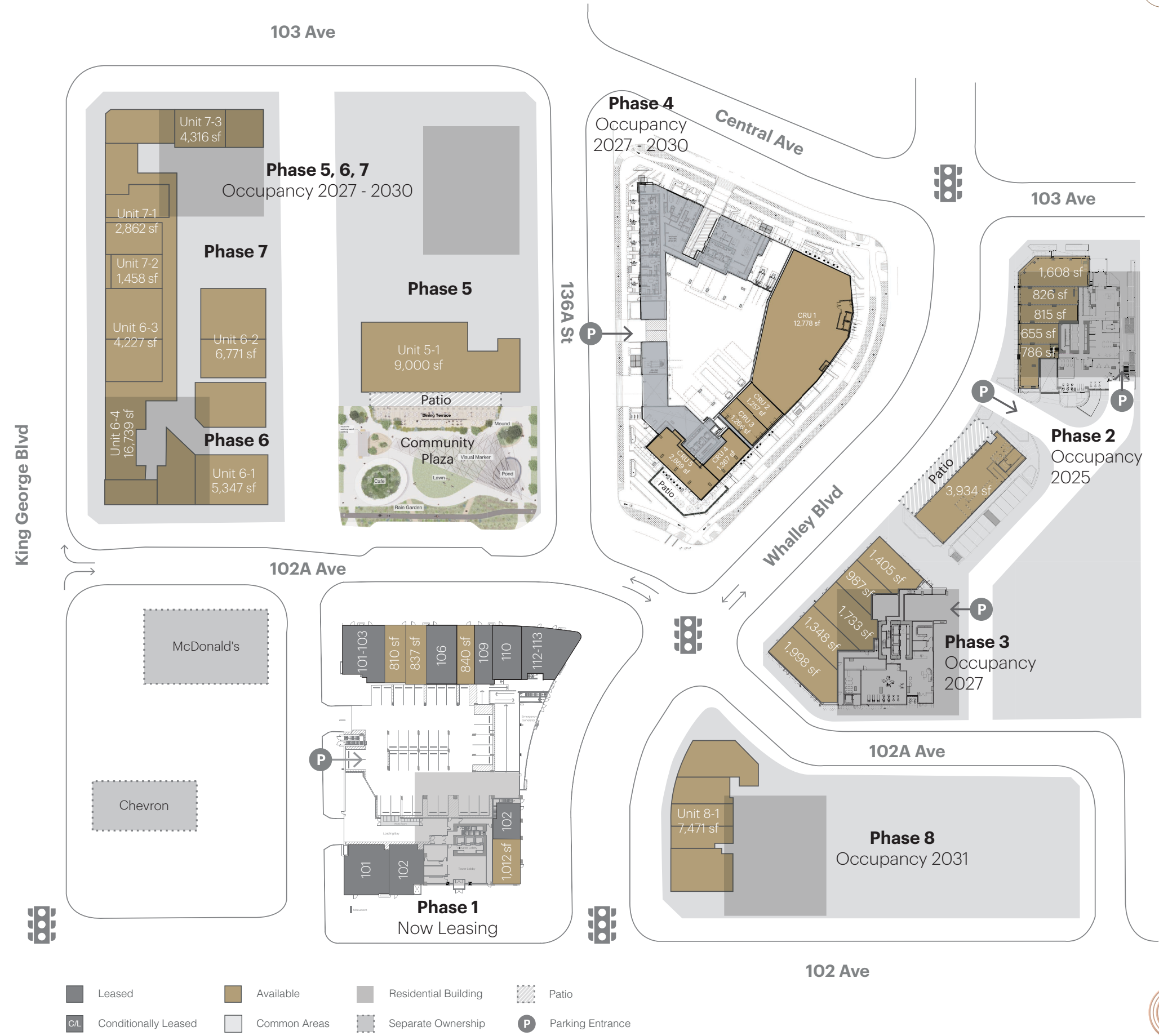
TOTAL PROJECT

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)

Total Site 14.4 acres

FLOOR AREA

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



Leased	Available	Residential Building	Patio
Conditionally Leased	Common Areas	Separate Ownership	Parking Entrance

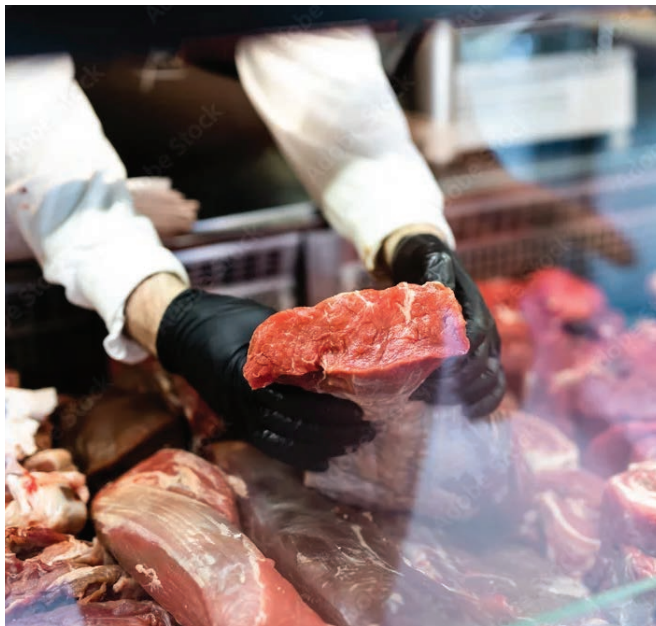




we are diverse

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

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

Unit	Sq. Ft.	Tenant
13668 102A Ave		
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
10225 Whalley Blvd		
101	1,012	Available
102	835	Adora Nails
13685 102 Ave		
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
10250 Whalley Blvd		
1	1,608	Available
2	826	Available
3	815	Available
4	655	Available
5	786	Available
6	3,934	Available



Leased
 Available





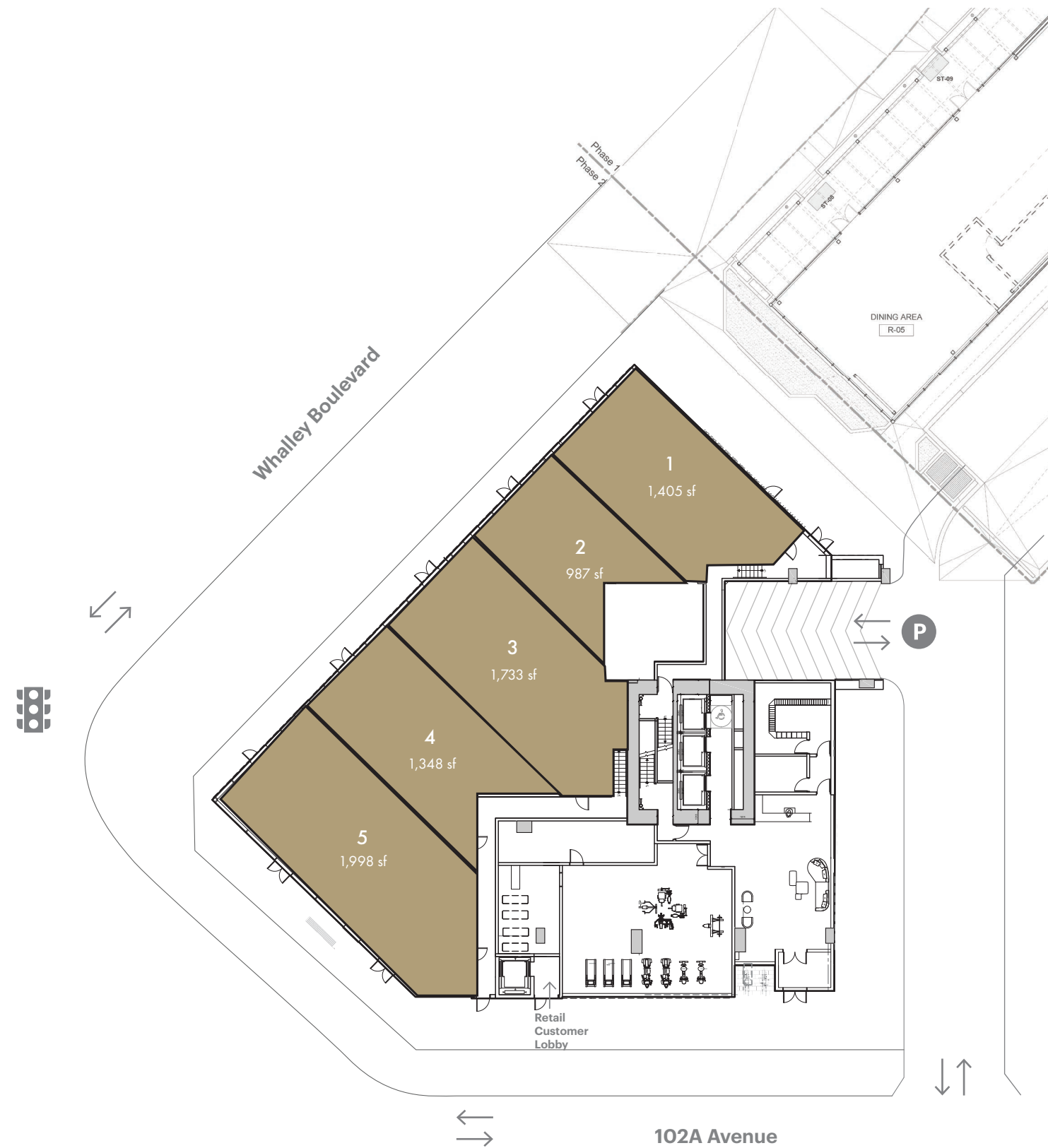
georgetown 2
Pavilion Restaurant

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
10244 Whalley Blvd		
1	1,405	Available
2	987	Available
3	1,733	Available
4	1,348	Available
5	1,998	Available



Leased
Available





rink

CAFFEINE & WATER
SUSTAIN
LANDSCAPES

georgetown 3

Tower View Whalley Blvd



Eat & Drink

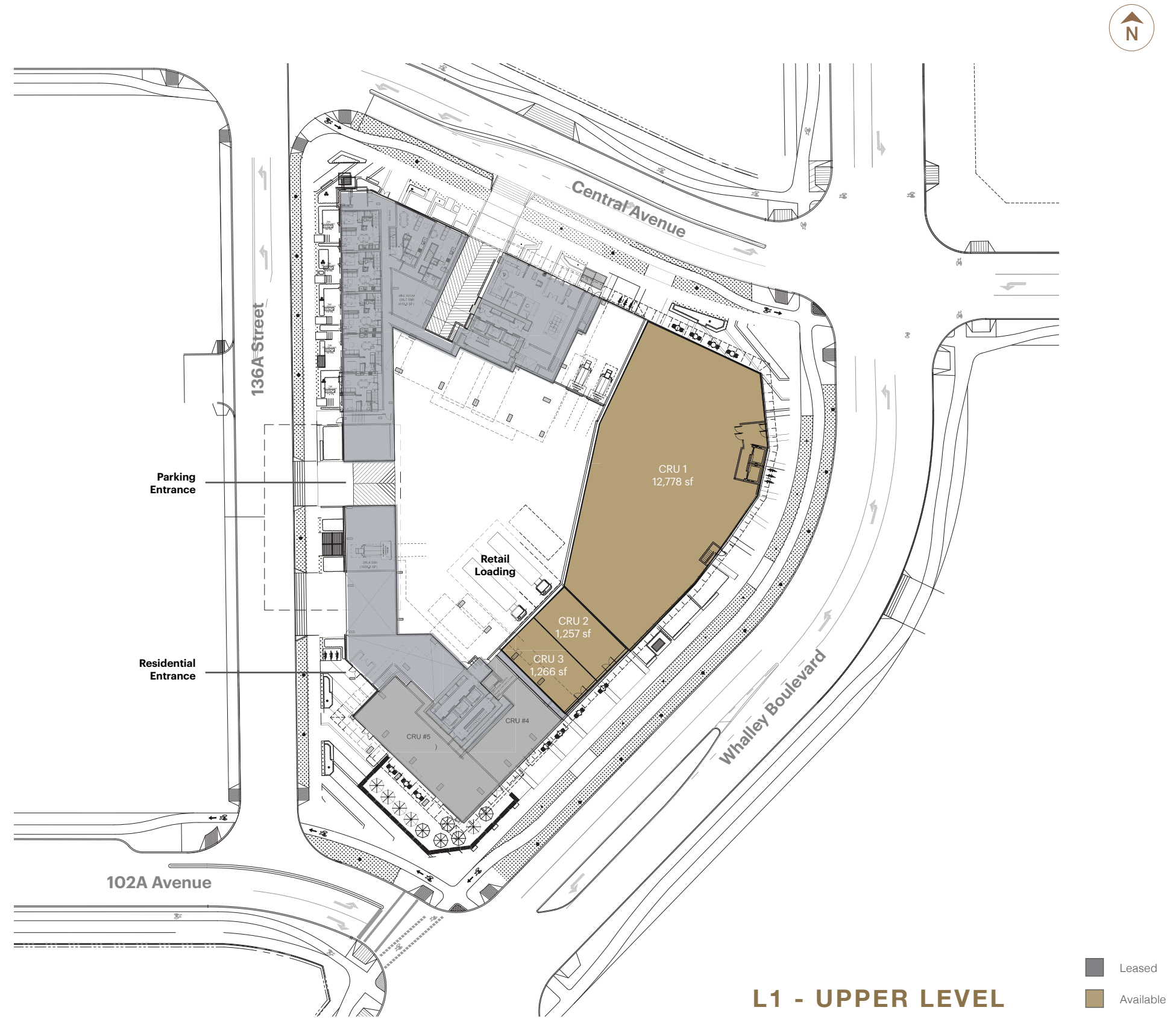
georgetown 3
Tower View 103 & Whalley

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
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 (30 and 33 Storey)
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



Leased
 Available





georgetown

MARKET SIGNAGE

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.

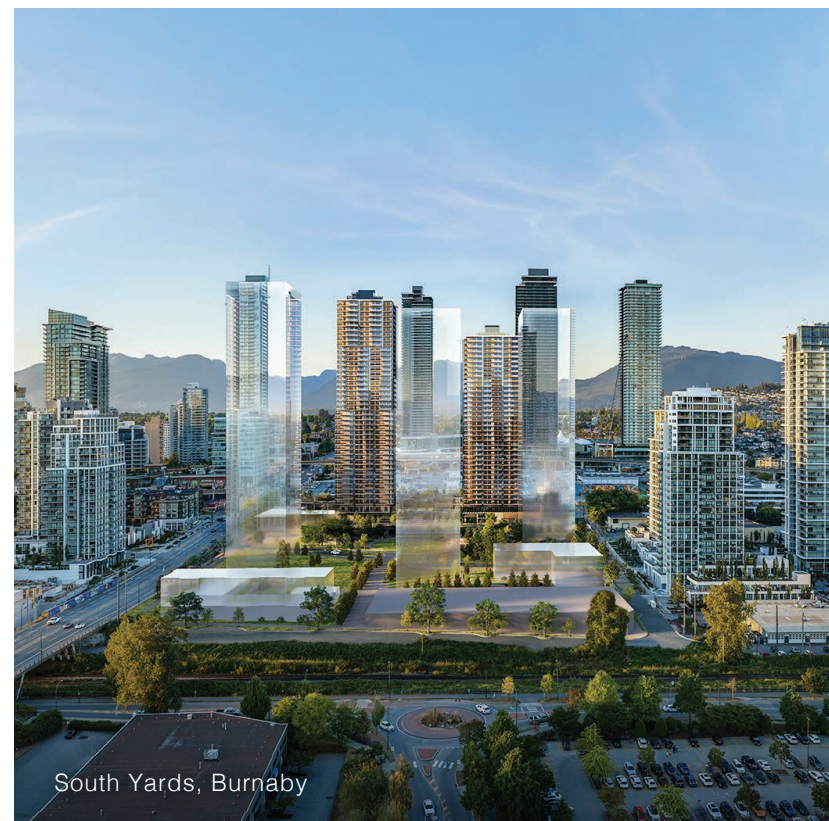
Our growing residential portfolio includes 44,000 homes that are complete, in design or under construction, from mixed-use residential to townhome, rental and single-family homes.

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.**



Station Square, Burnaby



South Yards, Burnaby



SOCO, Coquitlam

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V 01/15/26

