



For Sublease

8614 120 Street, Surrey, BC

Location Overview

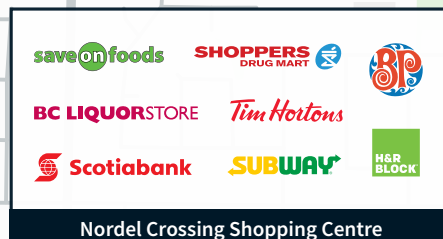
This property is located in the Scott Road corridor area in the Nordel neighbourhood. The location offers convenient access to major transportation routes, with Scott Road serving as a primary north-south arterial connecting to Highway 1 and the Alex Fraser Bridge. The area offers a varied mix of residential, commercial, and light industrial uses, with proximity to essential amenities including shopping centers, schools, and public transit options. The neighborhood provides easy connectivity across the Greater Vancouver Area, making it a practical location for businesses and residents seeking accessibility while maintaining a more suburban setting.



Salient Details

	Address	8614 120 Street, Surrey, BC, V3V 4C7
	Site Area	10,030 SF
	Building Size	2,400 SF
	Asking Rent	Contact Listing Agents
	Additional Rent	Contact Listing Agents
	Sublease Expiry	May 25, 2031 plus 1 x 5 option
	Timing	Immediately

Market Overview



**North Delta
Recreation Centre**

Nordel Way (63,599 VPD)



120 Street (35,066 VPD)

86 Avenue

Demographics	1 km drive	3 km drive	5 km drive
Population	11,713	120,701	286,906
Total Households	3,548	33,570	86,478
AVG Household Income	\$118,127	\$131,075	\$128,731
AVG Total Expenditure per Household	\$156,200	\$157,428	\$154,462
Median Age	37.0	35.2	35.5

Source: Environics, 2026

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