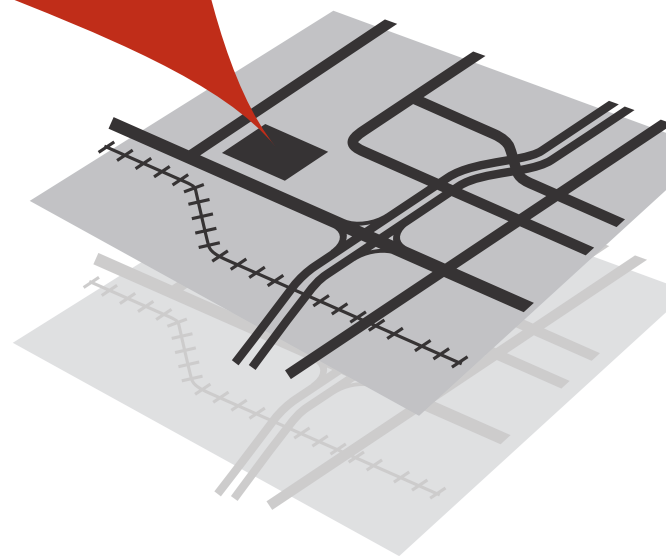


# CROSSROADS



YOUR business  
can own in the  
Fraser Valley's  
new centre.





# IntraUrban Crossroads.

The perfect location  
for your new:  
Head Office  
Warehouse  
Showroom  
Shop  
Storefront

As your business grows, owning your own space just makes more and more sense. Now there's an ownership opportunity that puts you in the centre of the action, with access to all the Fraser Valley has to offer.



**Quick access to destinations from Vancouver to Abbotsford.  
Walking distance to shopping, dining and services.**

With immediate access to Highway 10 and Highway 15, your business is in the centre of the whole Fraser valley, including border crossings, the Tsawwassen Ferry Terminal and beyond. Yet blocks away is Cloverdale's town centre, an urban commercial hub - ideal for employee convenience and a great source of traffic for your business.

**The IntraUrban success story - light industrial strata properties that combine excellent location, first-class features and long-term value.**

All over Western Canada, small and medium-sized businesses are left with fewer and fewer options for ownership. In 2016, PC Urban Properties re-imagined what industrial strata could be. IntraUrban has since launched successfully in Vancouver, Burnaby, Richmond, and Kelowna.

Now Fraser Valley businesses get their chance.





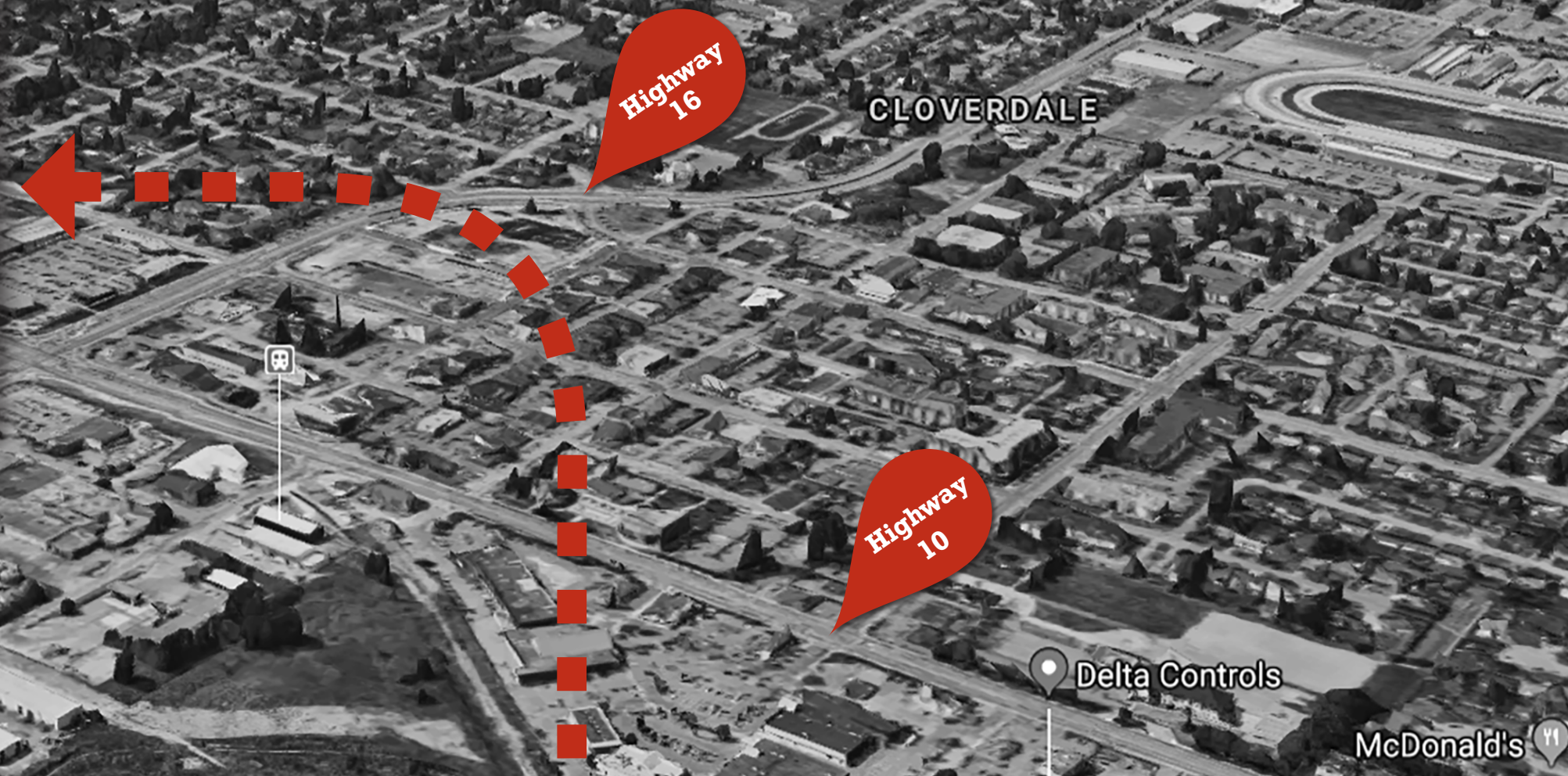
# Locate your business at the geographic centre of the Fraser Valley.

As development increases in the Lower Mainland, the Fraser Valley is developing key nodes of density, service areas and residential. IntraUrban Crossroads is at the centre of this whole area, with easy access to everything from regional city centres to transportation hubs to industrial services, and more than a million customers. Just think where your business could grow from here.

- **Walking distance to Cloverdale restaurants and coffee shops**
- **12 minutes from Langley**
- **10 minutes to U.S. Border Truck Crossing**
- **Convenient access east to Abbotsford and west to Vancouver**



17277-56 Highway 10, Surrey





# Cloverdale – a city centre with an authentic past and a bright future.

Surrey has been described as a ‘city of cities’, with Cloverdale one of its best-kept secrets. The new Cloverdale Town Centre Plan vision features a planned revitalized commercial, social and cultural hub with a mix of land uses.

The planned makeover of the main street and planned pedestrian transition to the fairgrounds will make this iconic community a vibrant hub for families and business alike.

And you’re right next to it all.



## IntraUrban Crossroads is zoned for business flexibility.

Located immediately adjacent to downtown Cloverdale, this property is zoned Highway-Commercial, offering an amazingly varied set of business possibilities not offered by industrial parks located off the beaten path.

### Just some of the business uses for IntraUrban Crossroads:

- Retail
- Wholesale
- Light Industry
- Automotive
- Showroom
- Office
- Recreational
- Warehousing



### Regional access.

### Local convenience.

When you come to work at IntraUrban Crossroads, you’re not stranded in isolation. Dining and retail are just a walk or short drive away. For retail or showroom businesses, Cloverdale Town Centre is a great source of loyal customers.

- |                                  |                              |                             |
|----------------------------------|------------------------------|-----------------------------|
| 1 Lighthouse                     | 11 Cloverdale Station        | 21 The Rustic Rooster       |
| 2 The Chopped Leaf               | 12 Clover Square Village     | 22 Surrey Fire Service Hall |
| 3 Staples                        | 13 Glen's No Frills          | 23 Vault                    |
| 4 Envision Financial             | 14 BC Liquor Stores          | 24 Cloverdale Bakery        |
| 5 Starbucks                      | 15 Shopper's Drug Mart       | 25 Hansell Deli             |
| 6 Original Joe's                 | 16 Museum of Surrey          | 26 BC Ambulance Station 253 |
| 7 Rexall                         | 17 Panago Pizza              | 27 Cloverdale Station       |
| 8 Southridge Building Supplies   | 18 Republica Coffee Roasters | 28 Cloverdale Arena         |
| 9 Hawthorne Beer Market & Bistro | 19 BMO                       | 29 Elements Casino Surrey   |
| 10 De Dutch                      | 20 The Henry Public House    |                             |



# Cloverdale – a city centre with an authentic past and a bright future.

Surrey has been described as a ‘city of cities’, with Cloverdale one of its best-kept secrets. The new Cloverdale Town Centre Plan vision features a mix of land uses including a revitalized commercial, social and cultural hub.

The urbanization of the main street and pedestrian transition to the fairgrounds is shaping this iconic community into a vibrant hub for families and businesses alike.

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## IntraUrban Crossroads is zoned for business flexibility.

Located adjacent to the Cloverdale town centre, this property is zoned Highway-Commercial, offering an amazingly varied set of business possibilities not offered by traditional industrial.

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| 5 Starbucks                      | 14 BC Liquor Stores          | 24 Hansell Deli                   |
| 6 Original Joe's                 | 15 Shopper's Drug Mart       | 25 Cloverdale Arena               |
| 7 Rexall                         | 16 Museum of Surrey          | 26 Elements Casino & Fraser Downs |
| 8 Southridge Building Supplies   | 17 Panago Pizza              |                                   |
| 9 Hawthorne Beer Market & Bistro | 18 Republica Coffee Roasters |                                   |
|                                  | 19 BMO                       |                                   |



# IntraUrban design: At the crossroads of flexibility and efficiency.

Every IntraUrban project is built from the ground up for the needs of business and light industry. You will take ownership of a brand new property, ready for your customization and years of trouble free occupancy.



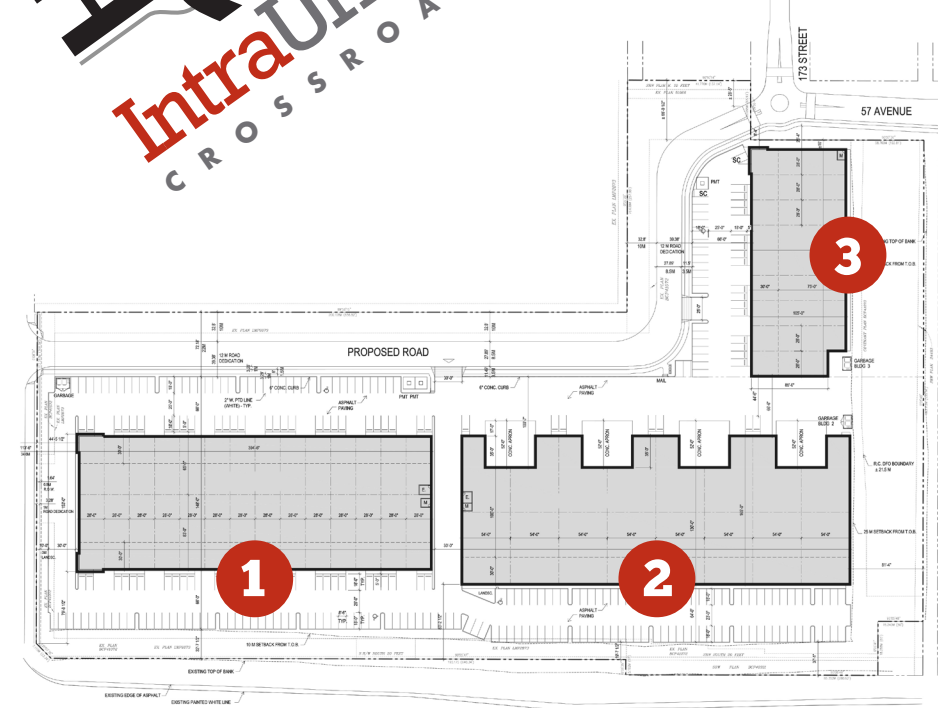
## Building Features:

With the uniquely flexible zoning of IntraUrban Crossroads, we decided to make the space more flexible as well. With three IntraUrban Crossroads buildings available, you can select the configuration of showroom, office, and warehousing space that best suits your business.

Four unit types range from 2,600 square feet all the way up to 9,500 square feet each. Some have front entry and loading, others feature rear dock and grade loading.

## All units include:

- High efficiency lighting
- Separately metered utilities
- Barrier free washroom on main floor
- Contemporary storefront and generous glazing
- Starting at 26-foot clear ceiling heights



**Crossroads 1** features small bay units with at-grade loading with 2nd floor 30ft mezzanine office space. Two parking spaces and 1 loading door are yours exclusively.

**Crossroads 2** features large bay units with dock loading and 2nd floor 30ft mezzanine office space. One side fronts a showroom-type entrance facing Hwy 10, with parking, with the other side reserved for loading.

**Crossroads 3** features units of both types, including more compact units with 30ft mezzanine office space. Units in Crossroads 3 include the same frontage characteristics as Crossroads 1, including grade loading and parking out front, but will also have exterior access out back.





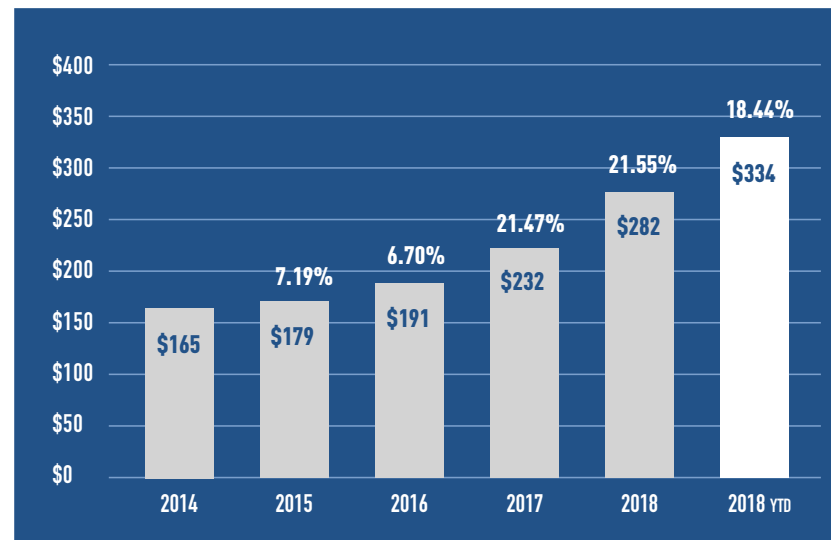


# Take an ownership stake in the incredible future of Cloverdale and the Fraser Valley.

In the past decade the Fraser Valley has seen exponential growth and development. Businesses who have invested in their own space have benefitted from increasing land values and a growing customer base. IntraUrban Crossroads is your chance to be at the centre of this region's bright future.



## SURREY STRATA PRICING-2014-2019 YTD



### Owning real estate is a good long-term business strategy.

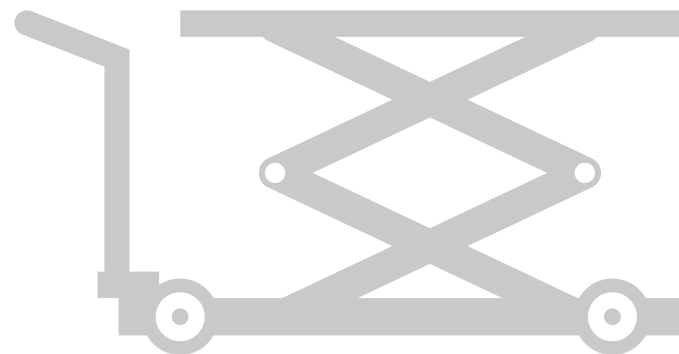
You don't have to be a Fortune 500 company to own real estate. Taking control through owning your location or even holding property and leasing it long-term are now options available to more businesses than ever.

IntraUrban Crossroads combines an accessible location with proximity to a booming new urban centre, creating an unmatched commercial real estate opportunity.

### It's time to make your move.

As pressure increases on the Fraser Valley's limited land base, zoning restrictions, and availability of industrial land is likely to tighten further. The best IntraUrban Crossroads units will go quickly. This is your opportunity to secure ownership for the future of your business.

**The average price of industrial strata has increased 76% over the past 6 years.**





**The IntraUrban  
vision is long-term,  
but the opportunity  
won't be here  
forever.**



**Register Now**  
[intraurban.ca/crossroads](http://intraurban.ca/crossroads)

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**AVISON  
YOUNG**

**PCurban**  
property re-imagined

A Vancouver-based real estate development and investment company, specializing in re-imagining residential and commercial/industrial properties that have true, unrealized potential.

