

FOR SALE

Redevelopment Opportunity

10308 133A Street & 13379 - 13389 103 Avenue, Surrey, BC



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to purchase a ±25,340 sf three-lot assembly redevelopment site within walking distance to the Surrey Central SkyTrain Station.

The Subject Property falls within the Central Business District area of the Surrey City Centre Plan, and is designated as Mixed-Use with a permitted maximum density / Floor Space Ratio (FAR) of 5.5

ASKING PRICE

Please contact Listing Brokers

LOCATION

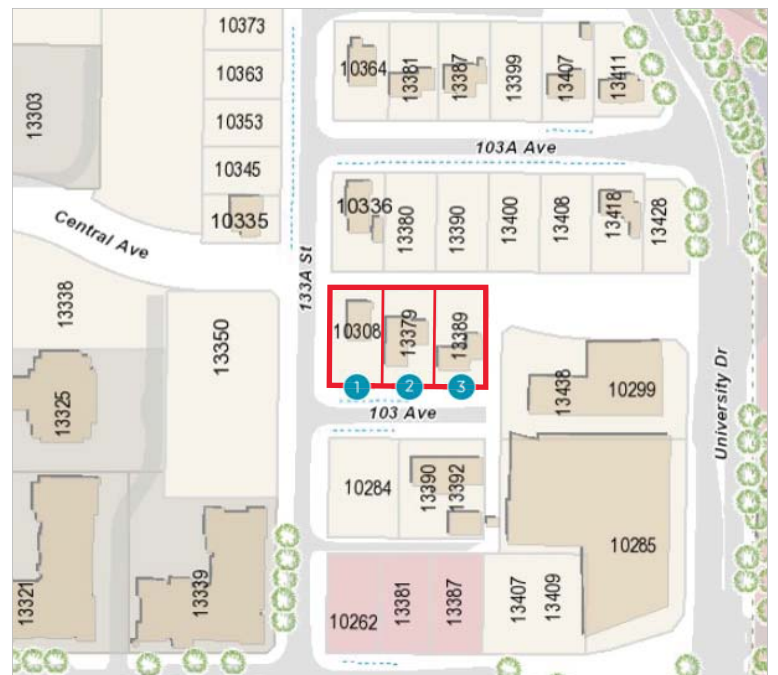
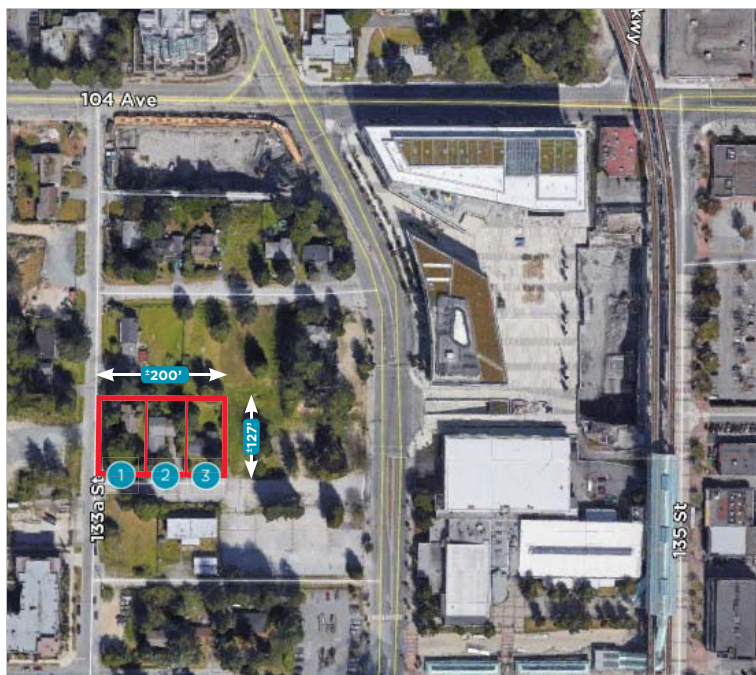
The subject site is a 2 minute walk from Surrey Central Station, making transit access a strong site feature for future residential or commercial buyers.

The site is directly west of King George Boulevard providing for immediate access to the Fraser Valley and the rest of Lower Mainland.

Several neighborhood amenities are available at Central City Shopping Centre, a 3 minute walk away, as well as at Guildford Town Centre, easily accessible via 104th Avenue.

SALIENT DETAILS

	1	2	3
CIVIC ADDRESS	10308 133A ST Surrey V3T 4A3	13379 103 AVE Surrey V3T 1R7	13389 103 AVE Surrey V3T 1R7
PID	012-326-844	012-326-828	012-326-810
ZONING & DESCRIPTION	RF - Single Family Residential	RF - Single Family Residential	RF - Single Family Residential
OCF	Central Business District	Central Business District	Central Business District
LOT DIMENSIONS	66' x 127'	66' x 127'	66' x 127'
LOT SIZE	8,382 sf	8,382 sf	8,382 sf
GROSS TAXES (2018)	\$5,236	\$5,199.02	\$5,196.26
DESIGNATED FAR	5.5	5.5	5.5
TOTAL BUILDABLE AREA	46,101 sf	46,101 sf	46,101 sf



Total Buildable Area



46,102 SF

Total Site Size



**±0.58 ACRES
(25,340 SF)**

Floor Area Ratio



5.5 FAR



MIXED-USE HIGH DENSITY 5.5 FAR

High rise towers will be located within walking distance to the SkyTrain stations. This designation allows a gross density of 5.5 FAR in the form of a high rise apartment building.

- Developments should provide a 2 or 3 storey townhouse base at podium of a high rise building
- Developments should provide publicly accessible outdoor amenity space such as mini plazas as part of the amenity space requirement of zoning by-law
- Developments should consider providing a proportion of rental housing as part of development
- Small scale active neighbourhood commercial may be permitted at the ground floor along major streets.

MARKET CONTEXT – SURREY CITY CENTRE

- Surrey City Centre has outpaced Metro Vancouver in population growth over the past 5 years, growing by 8.8% compared to 6.7% for the region. Average household income grew by 12 percent between 2012 and 2017 and is expected to grow by 17 percent between 2017 and 2022. Population growth and business activity has given rise to higher income levels. Residential condominium sales continue to very strong with recent sales prices in excess of \$800 per square foot.
- Surrey City Centre is a central district to all of the Greater Vancouver area, with more affordable housing being one of its prime selling factors and the convenience of being oriented around the Expo Line rapid transit station offering convenient access to neighbouring regional cores. The neighbourhood benefits from rapid transit and vehicle access to major destinations including Downtown Vancouver (35 minutes via SkyTrain), Metrotown (20 minutes via SkyTrain), Lougheed Town Centre (20 minutes via SkyTrain), Richmond City Centre (35 minutes via BC-91 W) and Langley Centre (30 minutes via Fraser Highway).
- According to the City of Surrey, there are 1,000 job opportunities at any given time and more than 47,000 workers currently commute from outside the city. The ever growing demand for talent is drawing regional attention as major employers establish a base around the City Centre. Major employers include the City of Surrey, Simon Fraser University, Fraser Health Authority, McElhanney Consulting Services Ltd., PwC, and multiple retailers.

DEMOGRAPHICS

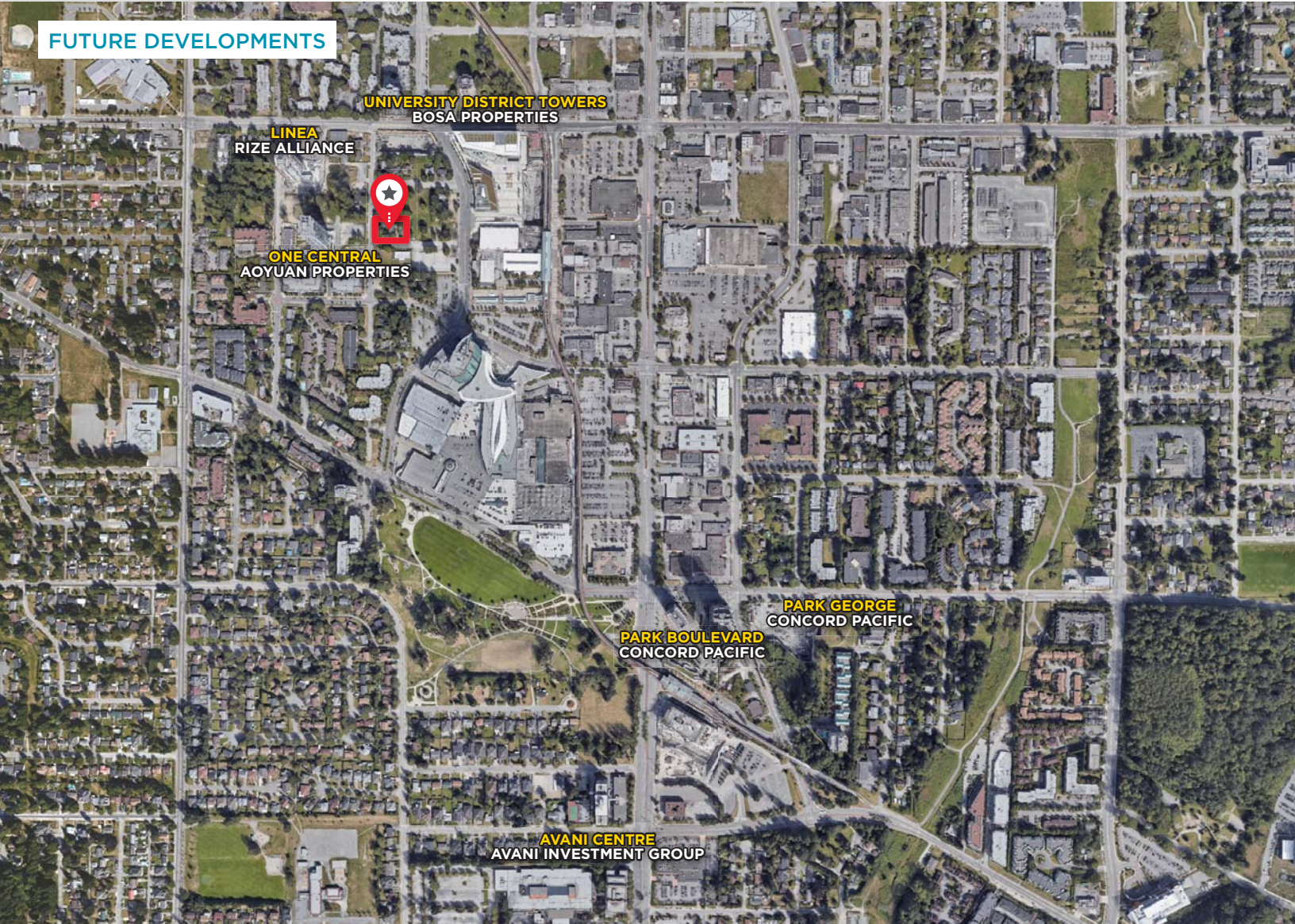
	1KM	3KM	5KM
Population 2018 <i>(estimated)</i>	13,068	102,826	204,190
Population 2023 <i>(projected)</i>	14,063	110,694	219,637
% Population Change <i>(2018 - 2023)</i>	1.5	1.5	1.5
Median Age	36.5	37.6	37.9
Average Household Income <i>(2018)</i>	\$68,659	\$78,868	\$89,236

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FUTURE DEVELOPMENTS



NEARBY AMENITIES

RESTAURANTS

Nahm Thai Bistro
Dominon Bar + Kitchen
Neptune Seafood Restaurant
Boston Pizza
Ricky's All Day Grill

FOOD FARE

Domino's
Pizza Hut
Tim Hortons
McDonald's
Central City Shopping
Centre Food Court - A&W,
Burger King, KFC, Manchu WOK,
OPA, Subway & Thai Express

BANKS

TD Canada Trust
HSBC
RBC Royal Bank
BMO
Scotiabank
Vancity Credit Union
Prospera Credit Union

COFFEE SHOPS

Starbucks
Prado Café

SUPERMARKETS

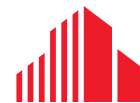
Save-On-Foods
Safeway
Walmart
T&T
London Drugs

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**CUSHMAN &
WAKEFIELD**

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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