



FOR SALE

PRIME VIEW DEVELOPMENT OPPORTUNITY
15869 & 15855 PACIFIC AVENUE
WHITE ROCK, BC



PROPERTY HIGHLIGHTS

1.69 ACRE PRIME VIEW DEVELOPMENT SITE

RE-DEVELOPMENT POTENTIAL BASED
ON URBAN NEIGHBOURHOOD NCP

1.5 FAR POTENTIAL DENSITY

110,424 SF OF BUILDABLE SPACE

OPERATING INDEPENDENT
LIVING HOME ON-SITE



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Contact listing agent directly.
Do not access site or speak with site residents or staff



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OPPORTUNITY

Cushman & Wakefield ULC is pleased to present the opportunity to acquire a 1.69 acre prime view development site in the heart of White Rock. The subject site is currently home to the Concord Retirement Residences which has been a part of the White Rock community since 1984.

As the site slopes gently, there is a tremendous opportunity in terms of site re-development featuring unobstructed ocean views in this well established neighborhood. Retail amenities are a close walk away along the Marine Drive strip.

ZONING

P-3 Community Care Facility

NEIGHBORHOOD COMMUNITY PLAN

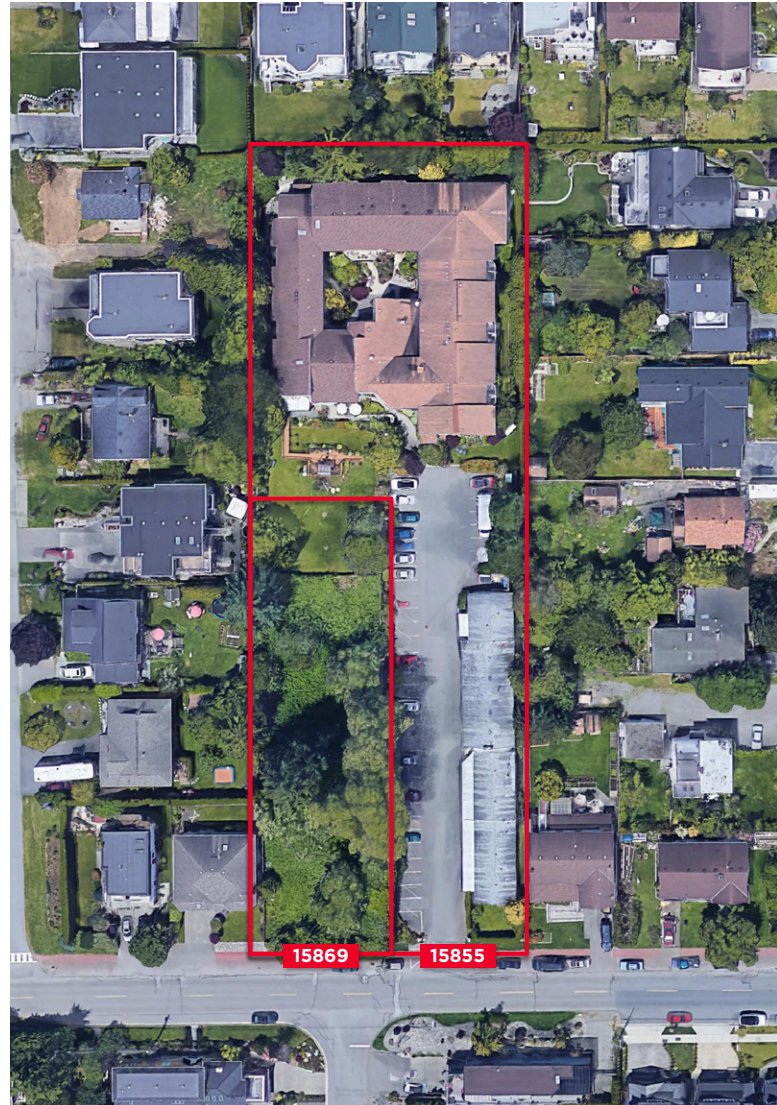
Urban Neighborhood - 1.5 Floor Area Ratio

LOCATION

The subject property is located on Pacific Avenue in between Ewson Street and Habgood Street in the heart of the White Rock community. The Marine Drive strip is within walking distance providing for an abundance of community and retail amenities for future residents.

North Bluff Road and the Peace Arch Hospital are only a 5 minute drive away which allows for quick access to the rest of the Lower Mainland through a variety of traffic arteries.

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WHITE ROCK - SOUTH SURREY

Purchasers continue to flock to the Semiahmoo area due to the charming lifestyle, access to retail amenities and services and overall prosperity. The community's affluent reputation combined with the concentration of amenities and high quality of life have helped attract a growing number of young professionals and families who have begun to compete and place upward pressure on demand traditionally attributed to downsizers.

The Semiahmoo and wider South Surrey market has remained steady through the COVID-19 pandemic with an attractive average price point and unit size driving activity. Demand in the townhouse market has exhibited strong upward pressure with the most recent MLS statistics indicating a sales-to-listings ratio of 38 percent signifying a strong sellers market. The story is similar in the wood frame condominium sector with a sales-to-listings ratio of 30 percent. The South Surrey/White Rock submarket has been historically active amongst an older demographic resulting in the delivery of larger unit sizes as compared to more urban submarkets. Downsizers continue to be the most active purchasers who drive less activity compared to entry level homebuyers in places like Langley and Surrey Centre.

Source: Fraser Valley Real Estate Board; Urban Analytics

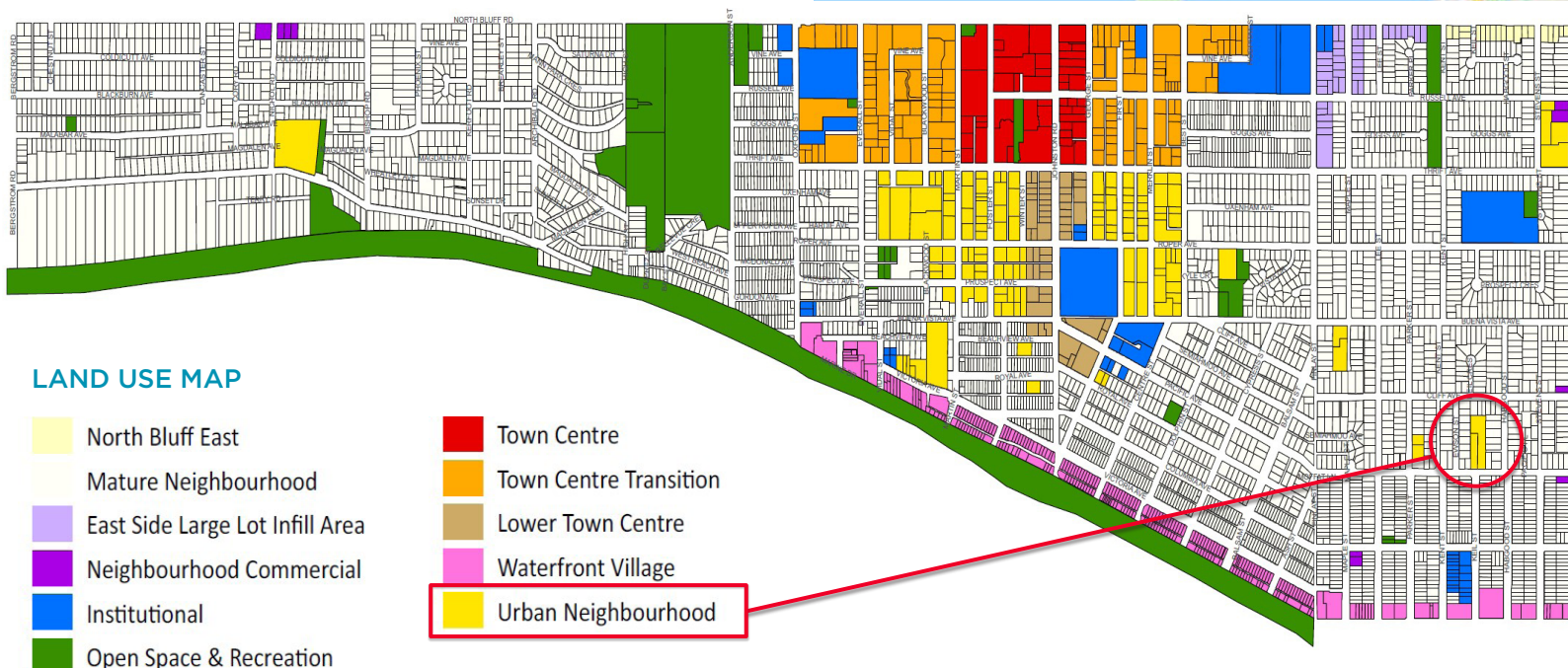
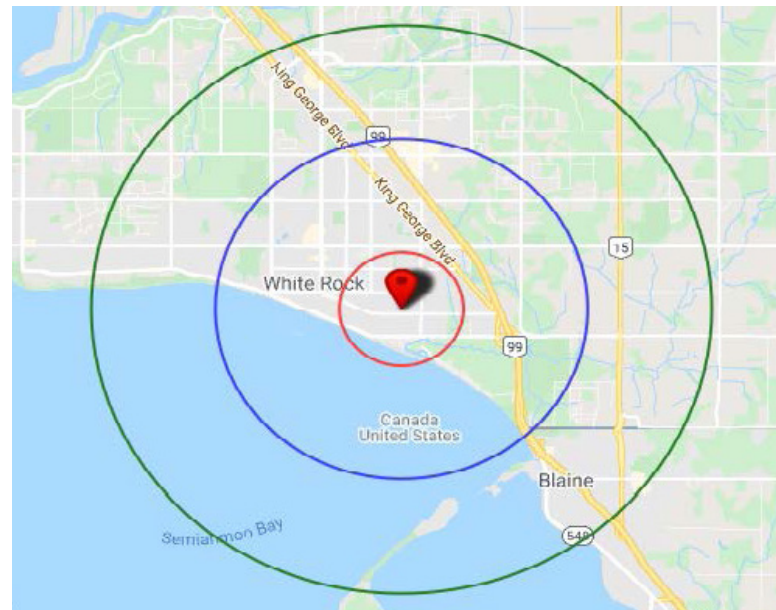
URBAN NEIGHBOURHOOD

The Urban Neighbourhood areas build on the existing character of apartment areas, protecting existing stock while providing opportunities for more low-scale multi-unit residences within walking distance of the Town Centre.

- **Uses and Building Types** - Allow multi-unit residential uses in townhouses and low-rise buildings.
- **Density and Height** - Allow a density of up to 1.5 FAR in buildings up to four storeys in height.

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2020)	8,536	43,625	78,909
Population (2025)	8,985	47,439	86,564
Average Household Income (2020)	\$129,136	\$100,104	\$115,735
Median Age	50.5	55.0	50.0
White Rock Single Family Home Average Price	\$1,548,567		



LAND USE MAP

- North Bluff East
- Mature Neighbourhood
- East Side Large Lot Infill Area
- Neighbourhood Commercial
- Institutional
- Open Space & Recreation
- Town Centre
- Town Centre Transition
- Lower Town Centre
- Waterfront Village
- Urban Neighbourhood



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PLAY VIDEO

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