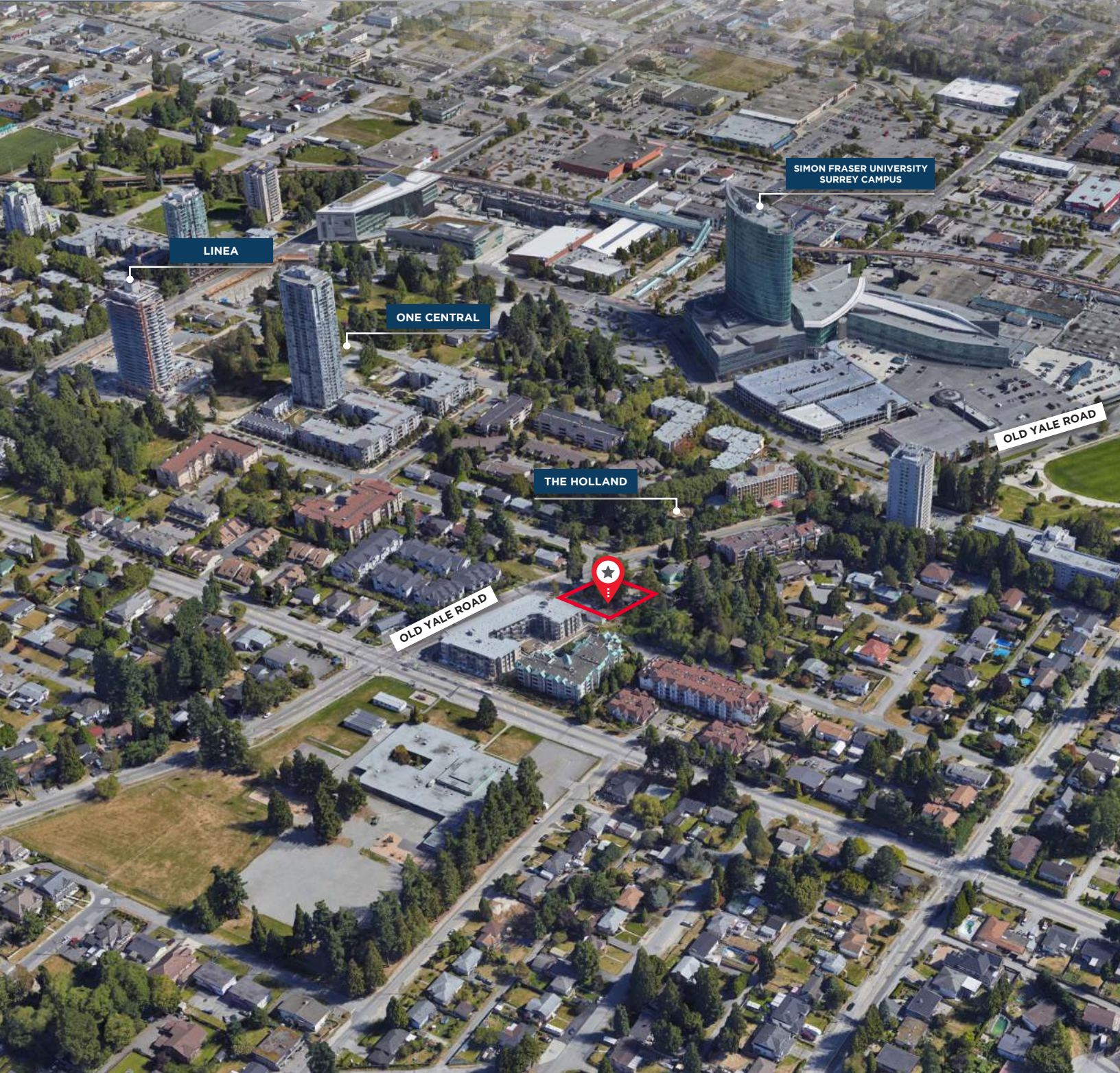


FOR SALE

13260 OLD YALE ROAD
SURREY, BC



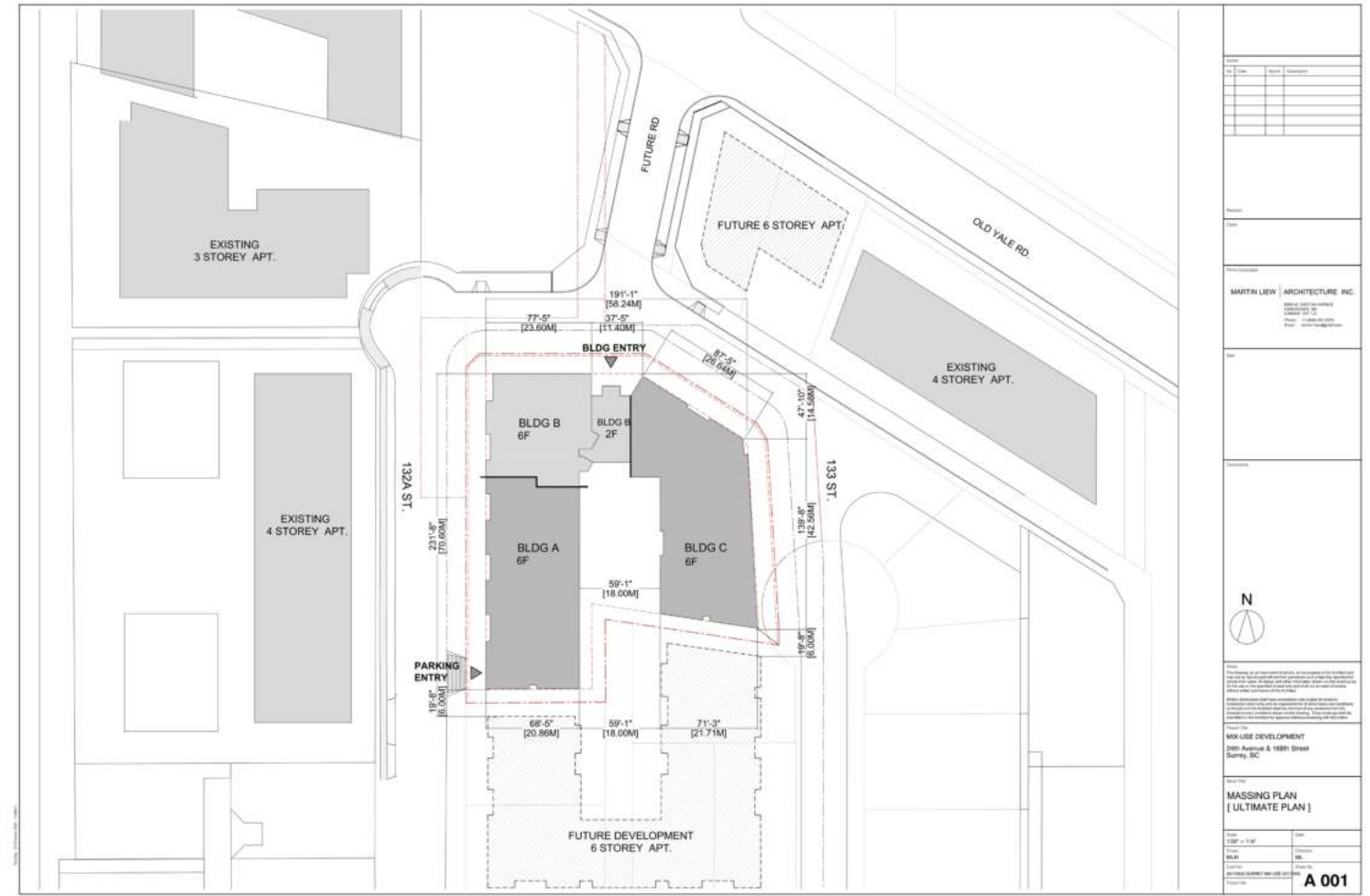
27,312 SF DEVELOPMENT SITE IN THE CITY CENTRE
NEIGHBORHOOD COMMUNITY PLAN



FOR SALE
13260 OLD YALE ROAD
 SURREY, BC



SURREY CITY CENTRE LAND USE MAP



THE OPPORTUNITY

C&W is pleased to present an opportunity to acquire a freehold interest in 13260 Old Yale Rd, Surrey, B.C.

The site totals approximately 27,312 SF acres and is located within the adopted City Centre Neighborhood Community Plan (NCP). The base density for the site has been set at 2.5 FAR with the ability to add additional density through the City's bonus density program.

LOCATION

13260 Old Yale Rd is exceptionally well located next to West Village, the most sought after sub market in Surrey City Centre. Steps from Central City Shopping Centre, Holland Park and King George Hub. An easy walk to Surrey Central Skytrain Station & King George Skytrain Station, the site is one of the most central in all of Surrey City Centre.

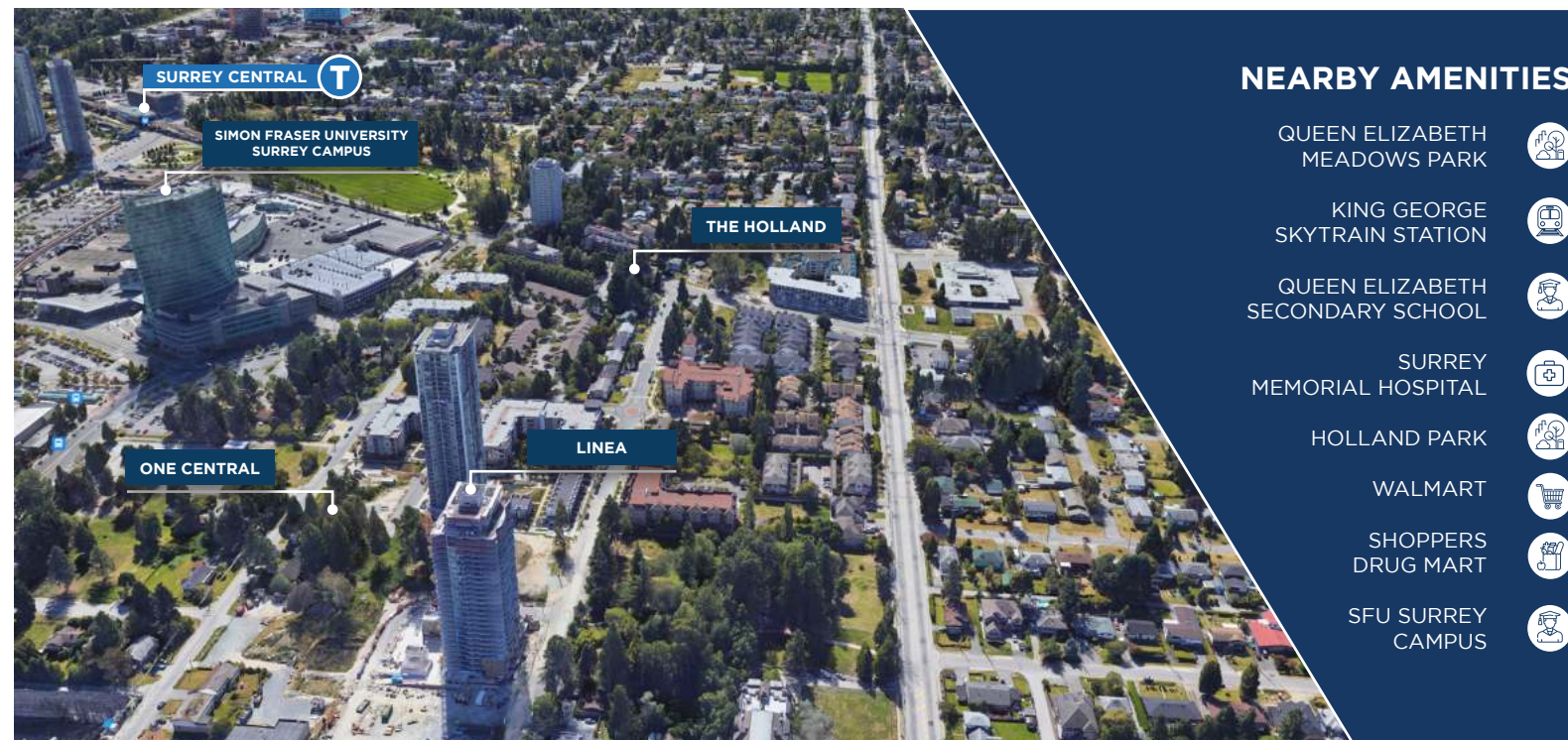
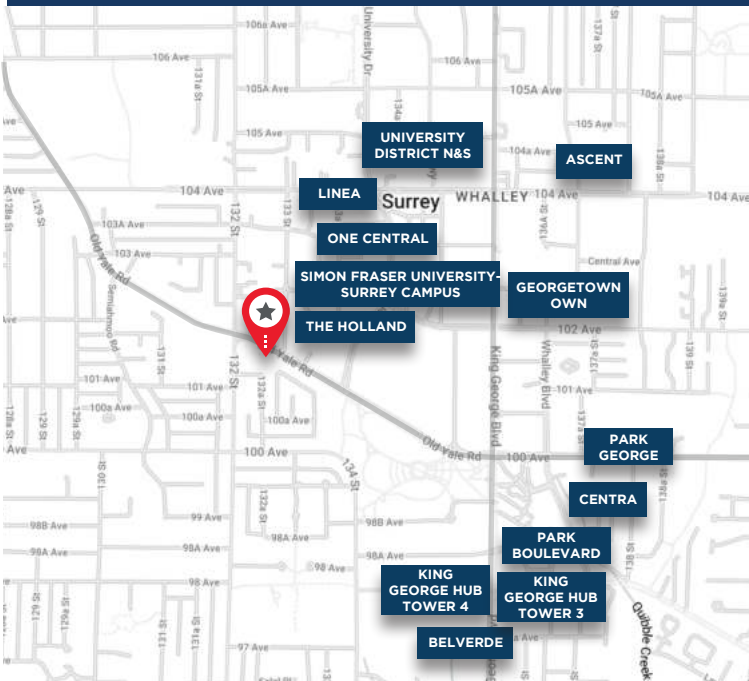
Within 400 Metres of the Surrey Central Bus Exchange, the site benefits from the BC Provincial Transit Oriented Development Area-Policy Framework increasing the base density from 2.5 to 3 FSR for a total base density of 81,936 SF.

SALIENT DETAILS

13260 OLD YALE ROAD	
PID	011-924-951
LAND USE	Low to Mid Rise Residential 2.5 FSR TOA Frame Work 400 Metres Bus Exchange 3 FSR 8 Storeys
LOT AREA	27,312 SF (0.62 Acres)
ZONING	RF - Single Family Residential Zone
GROSS TAXES	28,032.21

DEMOGRAPHICS	1 KM	3 KM	5 KM
Population	19,714	107,660	219,132
Population Growth (2016-2020)	7.7%	5.1%	5.1%
Projected Population Growth (2020-2025)	2.0%	1.1%	1.3%
Median Age	36.8	36.8	38.2
Avg Household Income	\$69,167	\$82,366	\$92,498

SURREY CITY CENTRE



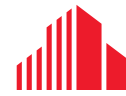
NEARBY AMENITIES

- QUEEN ELIZABETH MEADOWS PARK
- KING GEORGE SKYTRAIN STATION
- QUEEN ELIZABETH SECONDARY SCHOOL
- SURREY MEMORIAL HOSPITAL
- HOLLAND PARK
- WALMART
- SHOPPERS DRUG MART
- SFU SURREY CAMPUS

FOR SALE

13260 OLD YALE ROAD

SURREY, BC



**CUSHMAN &
WAKEFIELD**



***CONFIDENTIALITY AGREEMENT**

Income Statement and access to the Data Room will be provided upon receipt of a signed confidentiality agreement.

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E.&O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC PRJ0787384 (11/22/mf).