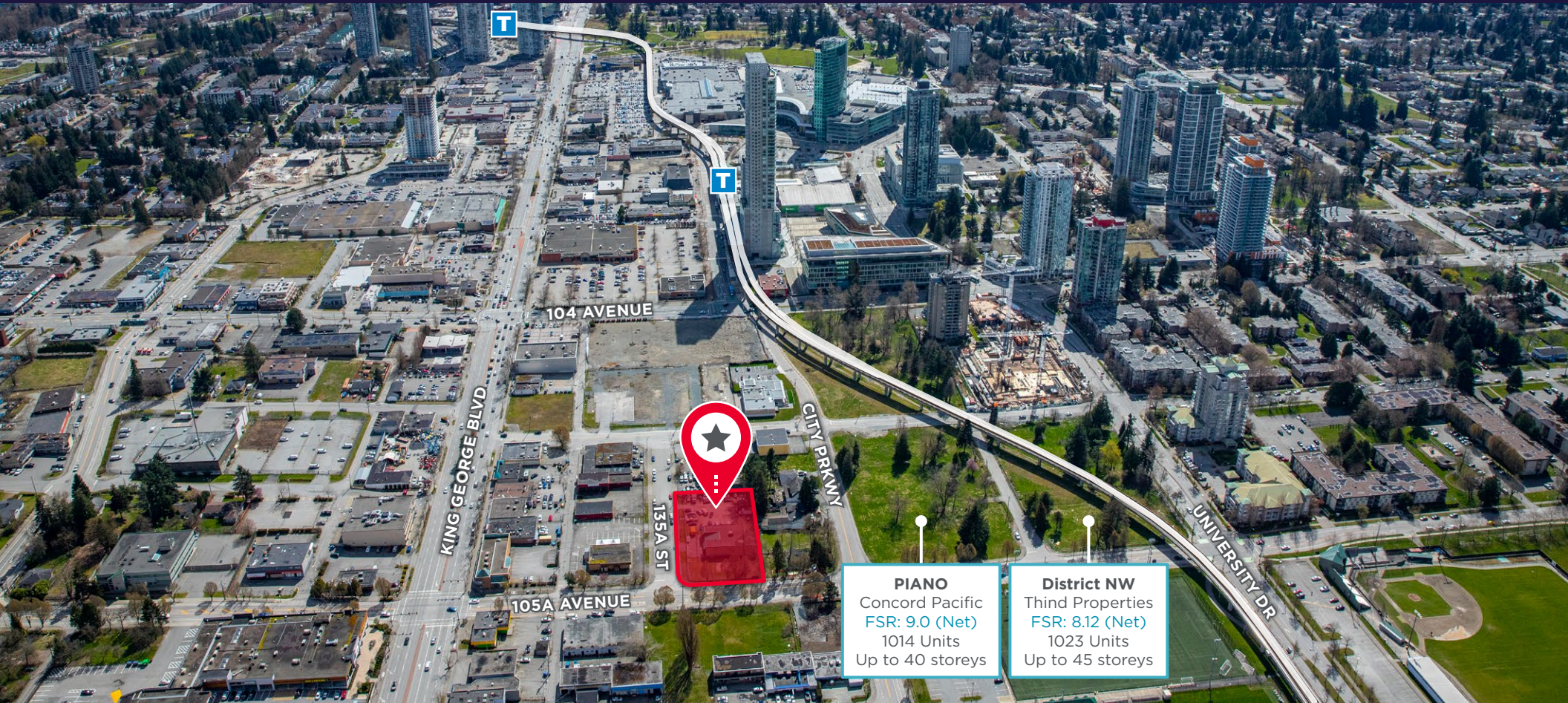


FOR SALE

# 10519-10547 / 135A STREET SURREY, BC

±29,933 SF DEVELOPMENT SITE IN SURREY CENTRAL  
POTENTIAL FOR 7.5 FSR WITH NO FURTHER CONSOLIDATION REQUIRED\*



**PIANO**  
Concord Pacific  
FSR: 9.0 (Net)  
1014 Units  
Up to 40 storeys

**District NW**  
Thind Properties  
FSR: 8.12 (Net)  
1023 Units  
Up to 45 storeys

**HARPREET SINGH**  
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**BETTY FUNSTON**  
Optimum Realty Inc.  
#310 - 8120 Granville Avenue  
Richmond, British Columbia V6Y1P3  
604 230 8888  
bettyfunston@gmail.com



## OPPORTUNITY

Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to acquire ±30,000 sf. land in the Surrey City Centre Plan. As per the plan the properties are designated for mid-rise development with allowed 3.5 FAR. This prime offering involves the purchase of a lucrative land assembly situated at the intersection of 105A Avenue and 135A Street. Boasting a coveted location in Surrey, a rapidly growing and dynamic urban center, this parcel of land presents a rare chance to shape the cityscape. The strategic positioning of this assembly opens doors to a myriad of possibilities. With its proximity to key amenities, transportation hubs, and the city’s evolving landscape, investing in this land assembly is not just a transaction; it’s a visionary step towards participating in the transformative growth of Surrey. Seize this opportunity to be at the forefront of development and capitalize on the promising future of these strategically located parcels.

## LOCATION

Located at the crossroads of 105A Avenue and 135A Street in Surrey, this prime land assembly is strategically situated in a location that embodies the epitome of convenience and growth. Surrey, a thriving city known for its dynamic urban development, is rapidly becoming a hub of innovation and cultural diversity. The immediate vicinity offers a harmonious blend of residential charm and commercial vitality. Surrounded by established neighborhoods and green spaces, the area provides a serene environment while being well-connected to key transportation arteries. Additionally, the proximity to essential amenities, educational institutions, and recreational facilities enhances the overall appeal of the location. The strategic placement of this land assembly not only reflects the current pulse of Surrey’s development but also anticipates and aligns with the city’s future vision.



## PID

10519 135A Street  
001-678-108

10525 135A Street  
001-678-094

10535 135A Street  
010-040-510

10547 135A Street  
010-040-471

## LAND SIZE

29,933 sf (0.69 acres)

## CURRENT ZONING

Community Commercial Zone C8

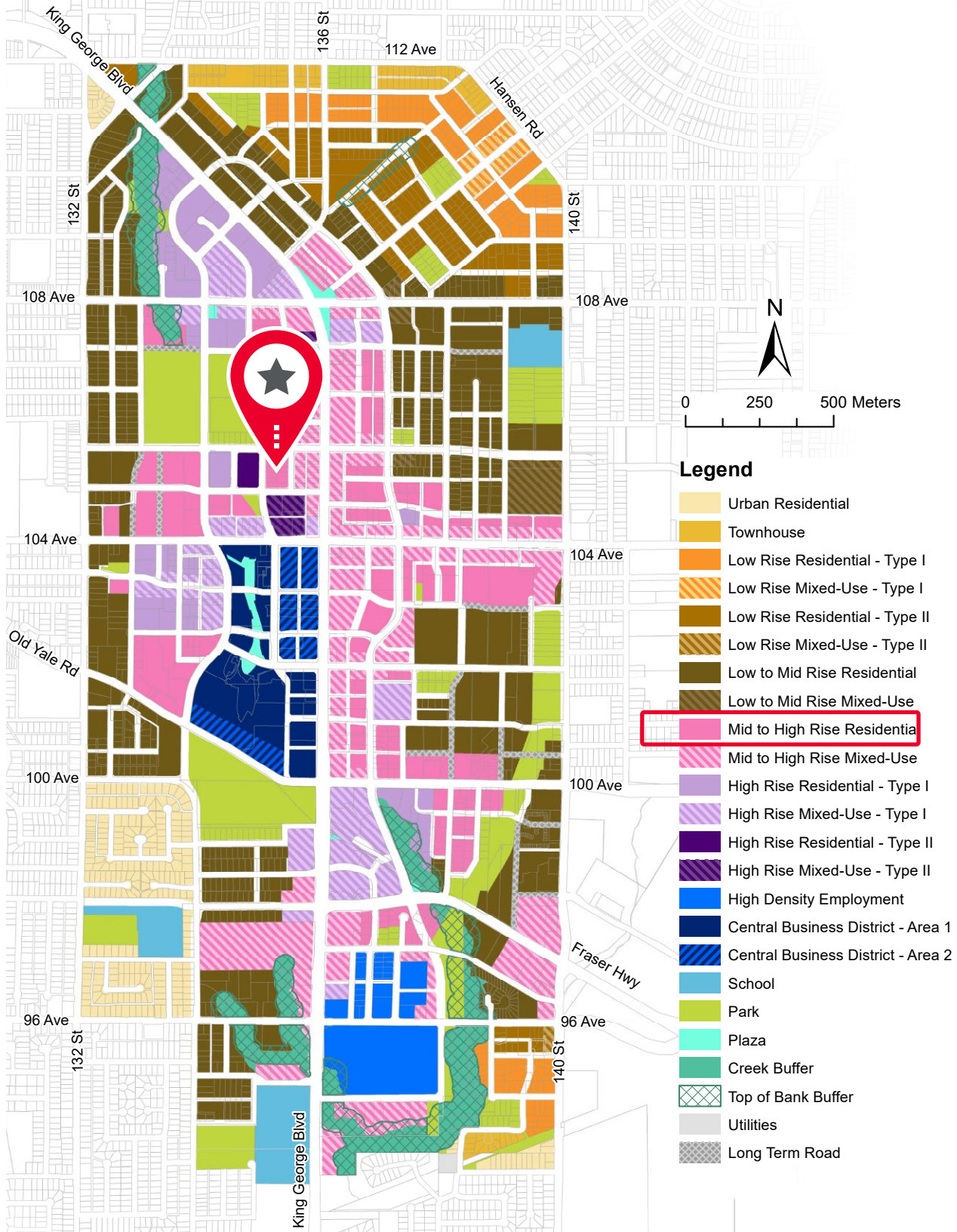
## ASKING PRICE

Please contact listing agent

DEMOGRAPHICS	1 KM	3 KM	5 KM
Estimated Population (2023)	18,901	96,068	223,237
Estimated Population (2028)	21,397	102,373	238,556
Projected Annual Growth (2023 - 2028)	13.2%	6.6%	6.9%
Median Age	35.4	36.6	37.8
Average Household Income	\$67,740	\$80,270	\$88,681

## INVESTMENT HIGHLIGHTS

- With a focus on maximizing land use, this assembly provides an unparalleled opportunity for investors and developers to create a diverse range of projects, from residential complexes and commercial spaces to mixed-use developments, in line with the city’s evolving landscape.
- Participate in shaping Surrey’s future by investing in a location poised for significant urban transformation. The surrounding infrastructure and ongoing development projects underscore the area’s potential for long-term value appreciation.
- Enjoy excellent transportation links with easy access to major roadways, facilitating seamless connectivity to neighboring communities and enhancing the accessibility of any future development on the site.
- The land assembly is conveniently located near essential amenities, educational institutions, and recreational facilities, enhancing its appeal to potential residents and businesses alike.
- Surrey’s dynamic growth trajectory makes this land assembly an attractive prospect for those looking to capitalize on the city’s expanding economy, diverse population, and increasing demand for modern living and commercial spaces.
- Despite its central location, the land assembly benefits from a serene environment, surrounded by established neighborhoods and green spaces, providing a balanced and appealing setting for potential developments.



## LAND USE DESIGNATION Mid-Rise (3.5 FAR) Potential for 7.5 FSR\*\*

Mid-rise towers will serve as a transitional area between higher densities and lower densities. The site may have a mix of building forms including mid-rise and high rise, with an overall gross site density of 3.5 FAR.

- For sites within a 10-minute walking distance of sky train or major public university, consider providing a proportion of rental housing as part of development
- A limited amount of neighbourhood serving commercial will be permitted at ground level.
- Consider providing publicly accessible outdoor amenity space as part of the amenity space requirements of the by-law.

\*\*Conceptual plan along with notes from the City of Surrey available for review

## SURREY CITY CENTRE PLAN

Surrey City Centre is undergoing a bold transformation from a suburban town centre to a walkable, high density, transit-oriented downtown for the South of the Fraser area. These remarkable changes have been driven by a new vision for the area. Surrey City Centre will be the Fraser Valley's metropolitan centre, connected to major regional destinations by rapid transit and a safer finer grained road network designed to support walking, cycling and transit. It will be a centre for major employment, services, higher-density housing, commercial, cultural, entertainment and institutional activity. City Centre will be home to a diverse population, including new immigrants & established residents, young professionals, families and children, youth, and seniors.

Distinct and vibrant neighbourhoods including a dynamic and innovative business sector, university, hospital, civic and historic districts will form the framework of the City Centre. Each of these areas will have its own unique character that will create a diverse, authentic and interesting downtown.

The downtown will be known for its green urban infrastructure of parks & plazas, greenways, planted boulevards & rain gardens. Natural features including fish bearing creeks, riparian areas and spectacular views to the North Shore mountains will be enhanced and maintained.



FOR SALE

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