



FOR SALE
13868 104TH AVENUE
SURREY, BC

SOLD

1.04 ACRE DEVELOPMENT OPPORTUNITY
DENSITY OF 3.5 FSR + 20% BONUS = **4.2 FSR**



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OPPORTUNITY

13868 104th Avenue represents an opportunity to acquire a 1.04 acre development site within walking distance to the Surrey Central SkyTrain Station. The subject property will be steps from the future LRT stop at 140th Street and 104th Avenue.

The site is within the Surrey City Centre Plan with a density guideline of 3.5 Floor to Surface Ratio (FSR) with potential for bonus density bringing the sites total density to a 4.2 FSR.

The Surrey City Centre Plan has been adopted and there has already been a substantial amount of commercial and residential development in the immediate area.

ADDITIONAL SITE INFORMATION

- Approved Surrey City Centre Plan
- Phase I environmental report available
- Potential for 190,000 square feet of proposed buildable space
- Transit oriented location, several amenities within walking distance
- Multiple traffic arteries in close proximity to the site
- Abundance of residential and commercial development taking place in surrounding areas

ASKING PRICE

Contact listing brokers

LOCATION

The subject site is a 10 minute walk from Surrey Central Station, making transit access a strong site feature for future residential or commercial buyers.

The site is also directly East 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 15 minute walk away, as well as at Guildford Town Centre, easily accessible via 104th Avenue.

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



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.



FUTURE DEVELOPMENTS

UNIVERSITY DISTRICT TOWERS
BOSA PROPERTIES

LINEA
RIZE ALLIANCE

ONE CENTRAL
AOYUAN PROPERTIES

PARK GEORGE
CONCORD PACIFIC

PARK BOULEVARD
CONCORD PACIFIC

AVANI CENTRE
AVANI INVESTMENT GROUP

RESTAURANTS

1. Nahm Thai Bistro
2. Dominion Bar + Kitchen
3. Neptune Seafood Restaurant
4. Boston Pizza
5. Ricky's All Day Grill

FOOD FARE

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

BANKS

1. TD Canada Trust
2. HSBC
3. RBC Royal Bank
4. BMO
5. Scotiabank
6. Vancity Credit Union
7. Prospera Credit Union

COFFEE SHOPS

1. Starbucks
2. Prado Café

SUPERMARKETS

1. Save-On-Foods
2. Safeway
3. Walmart
4. T&T
5. London Drugs

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