

FOR SALE

**10859 CITY PARKWAY &
13450 GATEWAY DRIVE**
SURREY, BC



**CUSHMAN &
WAKEFIELD**



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THE OPPORTUNITY

Cushman & Wakefield ULC (“Cushman & Wakefield”) is pleased to offer to the market 10859 City Parkway & 13450 Gateway Drive Surrey, British Columbia (the “Property”), an Iconic high density mixed use development opportunity centrally located in the heart of Surrey’s boldly transforming City Centre. This site offers a developer the prospect to see their vision come to life on one of the keystone sites in Metro Vancouver’s second downtown.

OPPORTUNITY HIGHLIGHTS

- **Exceptional Opportunity:** For a mixed-use development located in the vibrant Surrey City Centre – the robust Downtown south of the Fraser.
- **Steps From Gateway Skytrain Station:** Easy access to all of Metro Vancouver, and Fraser Valley, this site is geographically the central gateway to the entire lower mainland.
- **Sweeping Panoramic Views:** Located on the crest of Peterson Hill which offers some of Surrey’s premium views.
- **Serene Enclave:** Minutes from everything, but setback from the action, with adjacent amenities such as TD Bank, Nesters Market & Shopper’s Drug Mart, offering residents the best of both connectivity and privacy.
- **Designated Base Density:** 5.5 FAR in City Centre NCP with potential for bonus density.
- **High Density Mixed-Use Designation:** Allows for a combination of residential, commercial and institutional uses.
- **Rare Opportunity:** To build upon the progressive character of one of Metro Vancouver’s most rapidly growing and forward-thinking Town Centres.

SALIENT DETAILS

Address	10859 City Parkway & 13450 Gateway Drive
PID	029-409-756; 017-716-969
Legal Description	LOT B, BLOCK 4N, PLAN EPP40723, SECTION 15, RANGE 2W, NEW WESTMINSTER LAND DISTRICT & LOT 7, BLOCK 5N, PLAN LMP3367, SECTION 15, RANGE 2W, NEW WESTMINSTER LAND DISTRICT
Site Area	70,348 sf / 1.615 Acres
Zoning	CD Comprehensive Development Zone
OCP Land Use	City Centre - Mixed-Use High Density
Density	5.5 Far
Buildable Area	386,914 sf
Gross Taxes	\$195,173.65

PROPERTY AND NEIGHBOURHOOD HIGHLIGHTS

- The Property is located steps away from Gateway Station, Tom Binnie Park, and Whalley Athletic Centre.
- This is a true infill development opportunity amongst established residential developments in the form of high rise to the west, and low rise to the east.
- The neighborhood is anchored by Central City Shopping Centre and office tower, Surrey’s second largest shopping centre offering over 140 stores with anchor tenants including Walmart, Winners, Best Buy and T&T supermarket.
- Surrey City Centre is the home to Surrey’s City Hall, Civic Plaza, City Centre Library, SFU’s Surrey campus, Surrey Memorial Hospital, Central City Shopping Centre, North Surrey Recreational Centre and Holland Park, truly embodying urban mixed-use living.
- The City of Surrey is expected to grow by 300,000 residents over the next 30 years and is forecasted to eclipse the City of Vancouver as the largest city in BC by 2030.

THE BENEFITS OF TRANSIT ORIENTED DEVELOPMENT

The Property’s idyllic location directly adjacent to the Gateway Station on the SkyTrain Expo line, is a rare opportunity to capitalize on the growth of one of Metro Vancouver’s last developable transit oriented hubs. Surrey Gateway is primed to be in the next iteration of transit oriented development following suit of such regional hubs as Oakridge, Brentwood, Metrotown and Lougheed. This transforming vibrant, livable and thriving community will continue to attract new residents and investors drawn to the accessibility and relative affordability of Surrey’s City Centre.

“Approximately 418,000 people—or about 18% of Metro Vancouver’s population—take a trip on public transit on a typical weekday.”

NEARBY AMENITIES - 10 MIN WALK

- **+180** RETAIL & SHOPPING STORES
- **+15** CAFES
- **+90** RESTAURANTS
- **+65** HEALTH SERVICE PROVIDERS
- **+25** SCHOOLS
- **+8** GROCERS & SUPERMARKETS

VIEW THE VIDEO & THE 360 AERIAL OF THE PROPERTY



cushwk.co/GateVideo



cushwk.co/360Gate



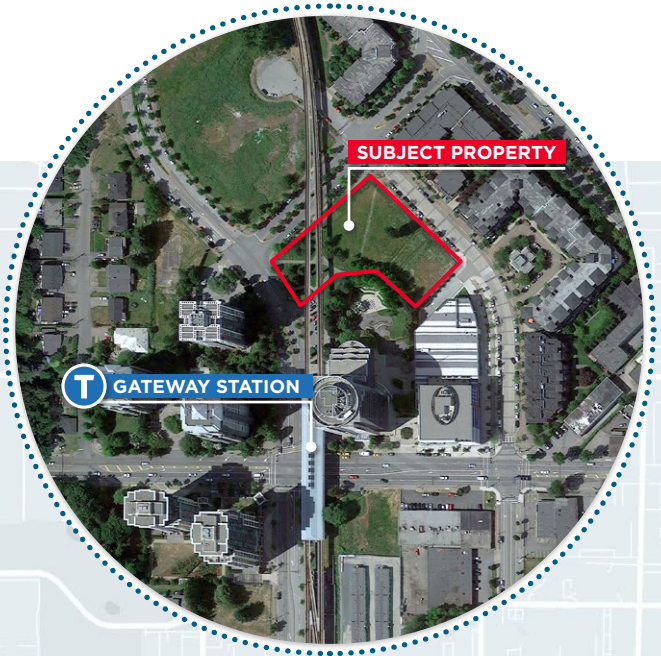
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OFFERING PROCESS

Contact the listing agents for access to the due diligence data room and offer submission process.



DRIVE TIMES

Downtown Vancouver	30 Min
YVR - Airport	30 Min
U.S.A. Border	20 Min
Tsawwassen Ferry	25 Min

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