



**CUSHMAN &
WAKEFIELD**

FOR SALE

**10519 & 10525 135A STREET
SURREY, BC**

SURREY CITY CENTRE



±14,981 SF - DEVELOPMENT SITE IN SURREY CENTRAL



CONCEPTUAL BASED ON ALLOWED 3.5 FAR



DEVELOPMENT LAND SPECIALISTS

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OPPORTUNITY & LOCATION

Opportunity to acquire ±15000 sf. Land in the Surrey City Centre Plan. As per the plan the properties are designated for Midrise development with allowed 3.5 FAR. Properties are centrally located.

LAND SIZE

14,981 sf (0.35 acres)

PID

10519 135A Street 001-678-108
10525 135A Street 001-678-094

CURRENT ZONING

Community Commercial Zone C8

ASKING PRICE

\$3,800,000

DESIGNATED MID-RISE (3.5 FAR)

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.

POPULATION PROJECTIONS

It is projected that by 2034 the population in City Centre will reach approximately 50,000 and 65,000 by 2044. Although the current land use plan update is planned for a thirty-year time horizon, the population in the plan area will not reach full capacity during this time frame. Using the current land use plan designations, it is estimated that the City Centre population could reach full build-out capacity at 134,000 people within an 80 to 100 year time frame.

EMPLOYMENT PROJECTIONS

It is estimated that the number of jobs in City Centre will increase from 23,584 to 38,000 over the next 30 years.



SURREY CITY CENTRE PLAN

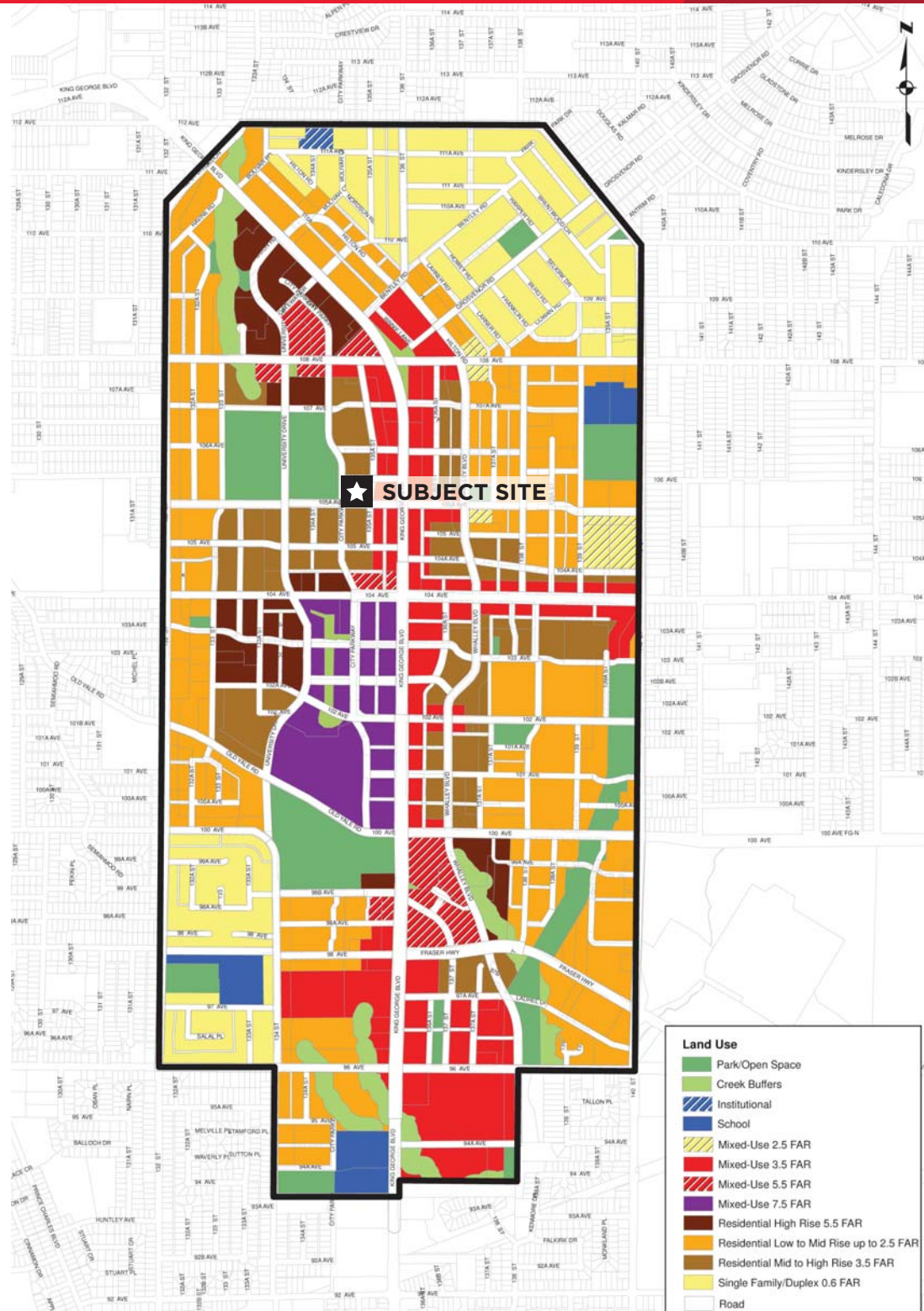
Surrey City Centre is undergoing a bold transformation from a suburban town centre to a walkable, high density, transit-oriented downtown for the South of the Fraser area. These remarkable changes have been driven by a new vision for the area. Surrey City Centre will be the Fraser Valley's metropolitan 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 more information on City Centre Plan, please visit:

www.surrey.ca/city-services/1343.aspx



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