

9806 - 9900 King George Boulevard  
13668 - 13772 Fraser Highway  
Surrey, BC

## King George Station Adjacent Lands



Opportunity to purchase the best remaining large scale, high density ALRT adjacent mixed-use development site in Metro Vancouver

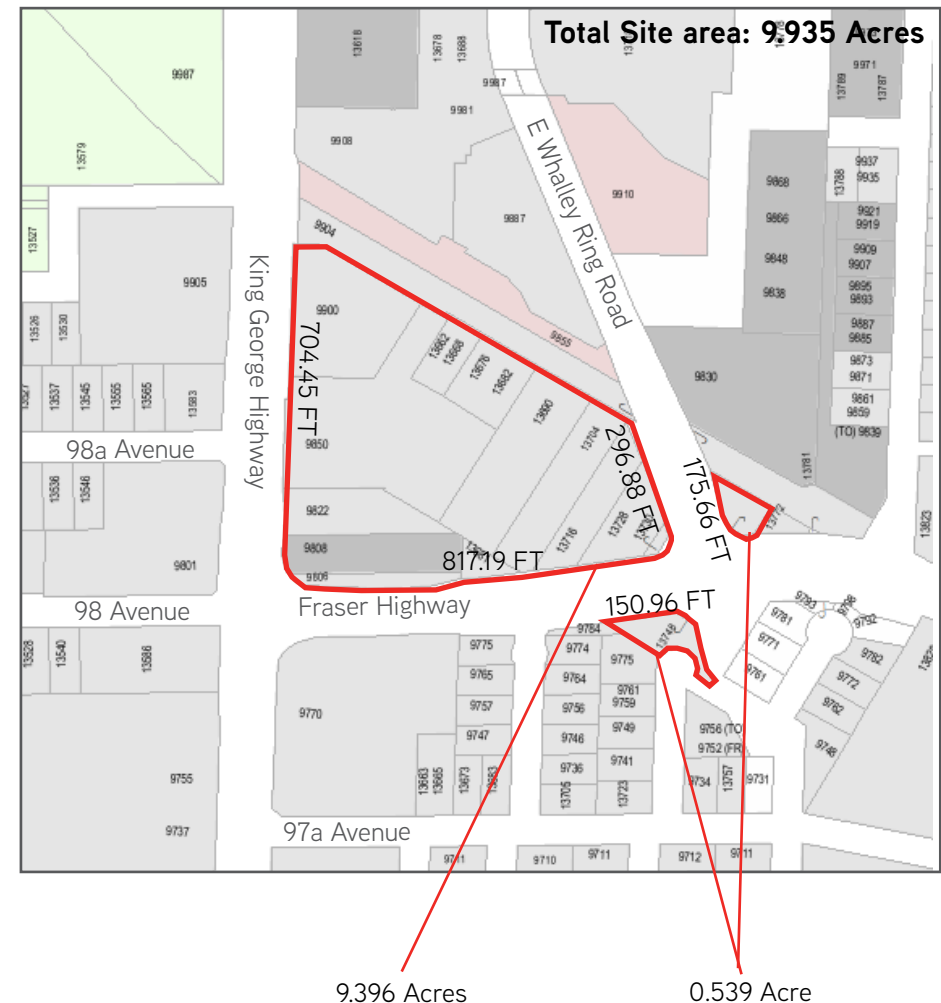


## Introduction & Opportunity

532965 B.C. Ltd., Jakob Kembi Construction Ltd, and Oakway Holdings Ltd. (the “Vendors”) have engaged Colliers International (“Colliers”) to facilitate the sale of 9806 - 9900 King George Highway and 13668 - 13772 Fraser Highway, Surrey, BC (the “Property”).

### INVESTMENT HIGHLIGHTS

- **Central, visible, highly accessible location** at the King George SkyTrain terminus (with potential for future SkyTrain extension) at the intersection of King George and Fraser Highways.
- **10 acres of land** in the heart of Surrey’s City Centre District.
- Specifically identified by the Municipality as a potential future site for **landmark, high density mixed-use development**.
- **Significant, stable, in-place holding income** supplementing phased development and financing, including a marketable liquor license.
- Opportunity for **near-term development** given full assembly and the Municipality’s focus on redevelopment of the area and demolition clauses on 2/3 of existing office leases.



# King George Station Adjacent Lands



## Location

**Fortuitously positioned** in Surrey's City Centre District, the subject property is bounded by King George Boulevard, Fraser Highway and East Whalley Boulevard. **Directly adjacent to the King George SkyTrain Station** and surrounded by the newly designed Holland Park, Central City Mall, Simon Fraser University's Surrey Campus, the RCMP's new E Division headquarters, and a multitude of other new infrastructure and amenities.

*The neighbourhood, and specifically the Property, will benefit greatly from a large influx of residents and workers within the area.*

### SURREY HIGHLIGHTS

- › **Business and development friendly Municipal government.**
- › **Build Surrey** Program fully underway with new **City Hall expected to be completed by the fall of 2013** and the **75,000 SF regional library** currently under construction
- › **12th largest city in Canada, 2nd largest city in British Columbia.**
- › **Population of over 462,000** adding approximately **800 new residents per month.**
- › **Highly accessible** by Highway, Rail, Advanced Light Rail Transit (ALRT) and Air.
- › **Strategically located** directly between U.S. border to the South and Fraser River to the North.
- › **Highly attractive to businesses and residents alike** given relatively low business and living costs in direct comparison to **Vancouver - only 40 minutes away** by car and ALRT.





## Development Potential

The Property represents **one of very few remaining large scale Metro Vancouver commercial and residential development sites adjacent to an ALRT station**. Furthermore, the Property is **fully assembled and ready for development in the near term**, particularly given the City of Surrey's stated objectives and support for Central Surrey as a focal point for future growth.

*The best remaining large scale, high density mixed-use development site in Metro Vancouver.*

### DEVELOPMENT HIGHLIGHTS

- **10 acres of development land** in rapidly growing Surrey City Centre District.
- **Immediately adjacent to King George SkyTrain station** – only 40 minutes to Downtown Vancouver.
- **Rezoning** with relatively minor development charges and community contribution requirements **reasonably assured**.
- Location and nature of existing improvements **optimal for phased development**.
- **Approximately 2.1M buildable square feet** based on allowable density of 5.5 on gross site area.



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## Property Details

### Municipal Address

9806 - 9900 King George Boulevard and  
13668 - 13772 Fraser Highway, Surrey, BC

### Site Area

432,943 SF (9.9 acres)

### Existing Improvements

Property	Area/Units	Comments
Compass Point Inn Hotel	82 Suites	Full restaurant and convention facilities. Independently operated, no management contract
Office/Medical Building	17,798 SF	4% Vacant - August 2010
Liquor Store	3,000 SF	Interconnected with Hotel, store area: 992 SF, cooler/receiving area: 2,008 SF
Parking	743 Stalls	Managed by Impark (revenue-generating)

Operating businesses of hotel and liquor store are included in the Offering.

### Existing Zoning

**CHI** Highway Commercial Industrial  
**C-15** Town Centre Commercial  
**CG-1** Self-Serviced Gasoline Station  
**RF** Single Family Residential  
**RM-D** Duplex Residential

Specifically identified by municipality for rezoning.



Compass Point Inn Hotel



Office/Medical Building



Parking Stalls



Holland Park - Across King George Boulevard from Property

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## Offering Process

Colliers International (“Colliers”) has been retained as exclusive real estate agent, on behalf of 532965 B.C. Ltd., Jakob Kembi Construction Ltd, and Oakway Holdings Ltd. (the “Vendors”) to facilitate the sale of 9806 - 9900 King George Boulevard and 13668 - 13772 Fraser Highway, Surrey, BC (the “Property”).

All offers to purchase the Property will be evaluated, among other criteria, on the deal structure proposed by the purchaser, the net proceeds to the Vendors for the Property, the prospective purchaser’s ability to complete the transaction, and the timelines and proposed conditions of closing, if any. The Vendors are not obligated to accept the highest price, or any offer, and reserve the right to reject any or all offers that may be received.

**Please submit the attached Confidentiality Agreement via fax or email** to Sandra O’Connell (604 661 0849 or [sandra.oconnell@colliers.com](mailto:sandra.oconnell@colliers.com)), to receive the Confidential Information Memorandum (CIM) on the Property. Prospective purchasers are invited to submit offers on the Property through Colliers for consideration by the Vendors.

**The deadline for submitting offers is 4:00pm PST, Thursday, October 14, 2010.**

Please contact the listing brokers for further information.



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EXIT

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