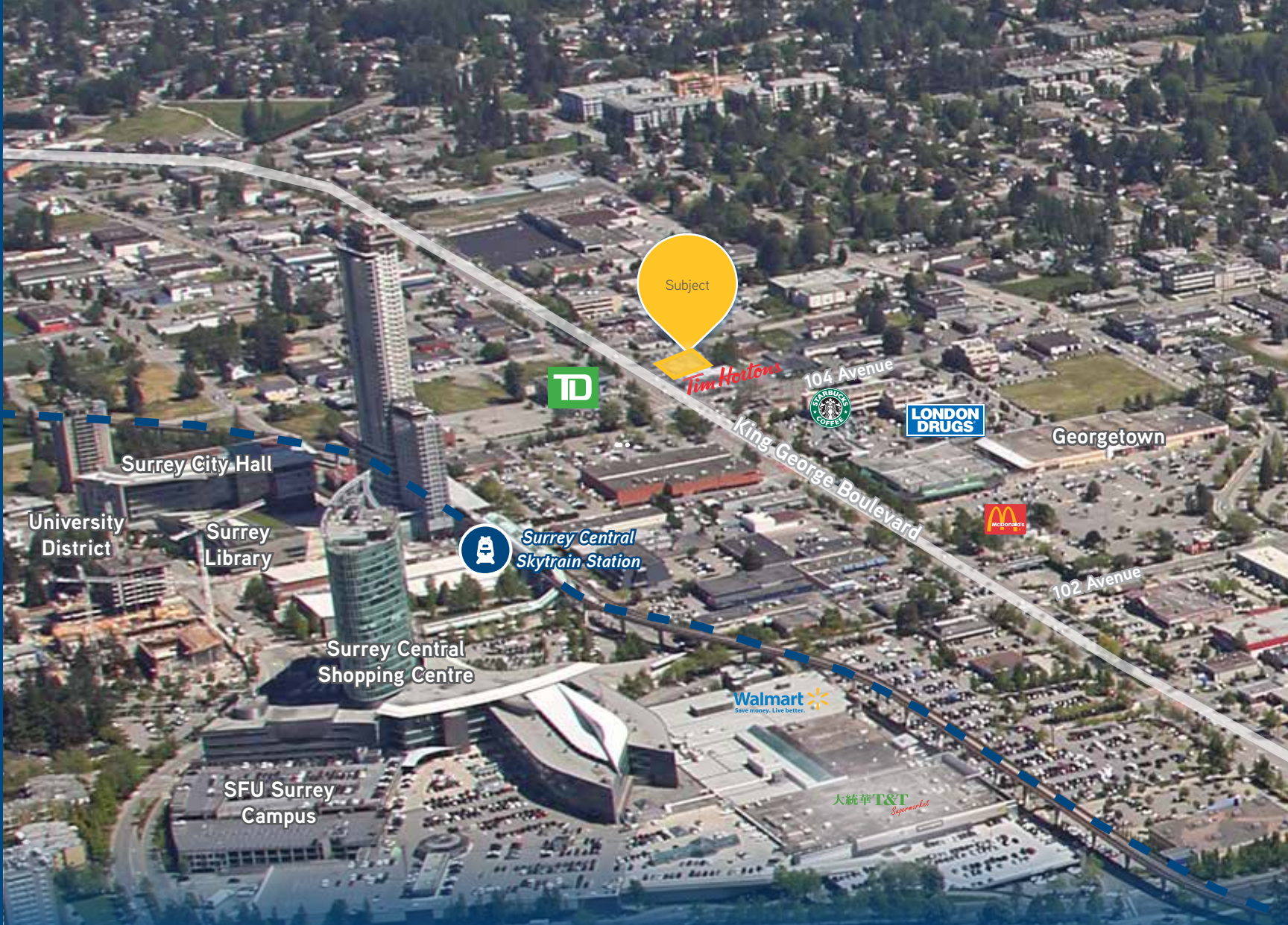


FOR SALE

SURREY, BC

10440 & 10454  
KING GEORGE BOULEVARD



CORNER LOT | PRIME MIXED-USE DEVELOPMENT OPPORTUNITY IN SURREY CITY CENTRE

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# OPPORTUNITY

## **10440 & 10454 KING GEORGE BOULEVARD, SURREY, BC**

An opportunity to develop a transit oriented mixed-use building in rapidly changing Surrey City Centre. The subject site is strategically located within walking distance (400m) from Surrey Central Station. Under the Surrey City Centre Plan, the site permits an outright density of 3.5 FAR with a potential for bonus density up to 4.2 FAR.

# HIGHLIGHTS

- › Corner lot location comprising two adjacent lots totaling ±17,520 SF
- › Prime mixed-use development opportunity centrally located in Surrey City Centre
- › Great exposure on King George Boulevard
- › 400 meters to Surrey Central Station
- › Zoning certainty in the Central Business District's Official Community Plan

# ASKING PRICE

› **\$4,800,000**

# SALIENT FACTS

MUNICIPAL ADDRESSES:	10454 & 10440 King George Boulevard, Surrey BC
LEGAL ADDRESSES:	Parcel Identifiers: 009-603-042, 009-603-026 Lot 2 & 3, Block 5N, Plan NWP11816
LOCATION:	Located on King George Boulevard at the intersection of 104A Avenue
GROSS SITE AREA:	Approximately 17,520 SF
SITE DIMENSIONS:	146 feet along the south side of 104A Avenue and 120 feet along the east side of King George Boulevard
CURRENT ZONING:	CHI - Highway Commercial Industrial Zone
ACCESS:	Multiple points of access including rear lane
CURRENT IMPROVEMENTS:	Vacant parking lot with an automotive dealership
LAND USE DESIGNATION:	OCP Zoning: Mid to High-Rise Mixed-Use: This land use is intended to allow a mix of retail, office and/or residential uses along main thoroughfares including King George Boulevard and 104 Avenue.
FLOOR AREA RATIO (FAR):	3.50 FAR (4.20 FAR with allowable bonus density)
MAXIMUM BUILDABLE AREA:	Up to 73,584 SF (4.20 FAR) 61,320 SF (3.50 FAR) outright
GROSS TAXES:	\$ 25,834.62 (2019)

# LOCATION

## SURREY CITY CENTRE

Surrey City Centre is transforming into a high-density, walkable and transit-oriented Metropolitan Core in the Fraser Valley. Located at the heart of the center, 10454-10440 King George Boulevard is within proximity to the region's rapid transit stations & most attractive amenities which include:

- > Surrey Central Station providing direct Skytrain connection on the Expo Line to two Regional Centers and ending in Downtown, Vancouver
- > Hub of future \$3B+ Skytrain network that will connect Surrey City Centre to Fleetwood, Clayton, Cloverdale, and eventually Langley City
- > Within walking distance to Central City Shopping Centre, Simon Fraser University and Holland Park
- > Direct access via King George Boulevard to Surrey Memorial Hospital and the growing Office District, and easily accessible via 104th Avenue to Guildford Town Centre



# DEMOGRAPHICS (3KM RADIUS)

	<b>CURRENT POPULATION (2019)</b>	88,161.70
	<b>PROJECTED POPULATION (2022)</b>	92,947.00
	<b>MEDIAN AGE</b>	38.3
	<b>AVERAGE INCOME</b>	\$68,667
	<b>WALK SCORE - WALKER'S PARADISE</b>	91/100
	<b>TRANSIT SCORE - EXCELLENT TRANSIT</b>	88/100

\*Demographics obtained by Piinpoint



# LAND USE & PLANNING CONTEXT

Surrey City Centre is separated into six districts: Central Downtown, King George, Gateway, Historic, Forsyth, and Medical. The subject property is within the Central Downtown District which is envisioned as having the highest densities in the heart of the downtown with a vibrant civic, educational, entertainment and cultural focus. This area is a compact, highly walkable area, less than a square kilometer in size, where a critical mass of activity will facilitate major economic, cultural, and institutional exchange. The presence of significant new university buildings will expand in the Central Downtown, creating a stronger campus identity and student energy at street level. A major transit hub will be located at the core of the district, building on the existing Surrey Central Exchange, City Centre Skytrain Station, and King George Skytrain Station, and further facilitating rapid transit to and from City Centre.

# LAND USE DESIGNATION

The Subject Property is designated Mixed Use Mid to High Rise within the Surrey City Centre Plan. This land use is intended to allow a mix of retail, office and/or residential uses along main thoroughfares including King George Boulevard and 104 Avenue. Consideration of up to 20% increase in density may be considered by the City in exchange for amenities listed in Policy O-54 Interim Density Bonus Policy.

# OFFERING PROCESS

Purchasers are invited to submit offers to Colliers on the Vendor's preferred Form of Offer. Please contact the listings agents to learn more about the offering process.



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