

# HOLLY PARK LANE

FOR SALE

**GENERATIONAL STRATA WIND-UP  
DEVELOPMENT OPPORTUNITY**

**± 13.5 ACRE SITE NEXT TO  
GUILDFORD MALL SURREY, BC**



**CUSHMAN &  
WAKEFIELD**



OPPORTUNITY

PRIME SITE FOR EXCLUSIVE RESIDENTIAL REDEVELOPMENT

Cushman & Wakefield ULC, as exclusive agent to the Vendor, is pleased to present the opportunity to acquire 10500-14871 Holly Park Lane (the “Holly Park Lane”), an exceptional large-scale multi-family development property in Surrey, one of BC’s fastest growing economies. Prominently situated in Guildford Town Centre, Holly Park Lane is ideally positioned along 148 Street and 105 Avenue, offering ideal proximity to the rapidly intensifying growth hub of Guildford. Currently comprised of 186 strata lots, this strata wind-up represents an unparalleled development opportunity of over 13 acres in a uniquely central location.

ADVANTAGES OF RESIDENTIAL-ONLY REDEVELOPMENT



**Simplified Planning and Execution:** Streamlines the development process by focusing solely on residential construction.



**Cost Efficiency:** Eliminates the additional expenses associated with integrating commercial spaces.



**Reduced Complexity:** Avoids the complexities and potential conflicts of incorporating retail or office uses.



**Stable Market Focus:** Leverages the stability of the residential market, mitigating risks associated with fluctuating commercial demand.



**Streamlined Development:** Facilitates a more focused and efficient development strategy, with clear phases and fewer variables.

HIGHLIGHTS

SALIENT DETAILS

Planning Areas	Guildford Town Centre - 104 Avenue Plan
Address	10500 - 14871 Holly Park Lane, Surrey, BC
Year Built	1977
Site Description	Rectangular shaped parcel consisting of 186 strata lots with frontage on 148 Street and 105 Avenue
Site Area	± 13.5 Acres (588,686 sf)
Local Area Plan (LAP)	Guildford Town Centre – Low Rise Apartment
Property Assessment	\$97,424,900 (2023)
Gross Taxes	\$375,994.80 (2023)



LOCATION:

- Prime location adjacent to Guildford Mall in Surrey, offering a high-visibility and accessible site.
- Situated along the main transit corridor, 104th Avenue, enhancing connectivity.
- Within walking distance to Guildford Mall and the Guildford Bus Exchange, ensuring easy access to shopping, services, and public transportation.



REDEVELOPMENT POTENTIAL:

- Zoned for low to mid-rise wood frame construction, with potential for integrating a tower within the development.
- The 13.5-acre site allows for a phased redevelopment approach, offering flexibility and scalability.



AMENITIES:

- Proximity to Guildford Mall provides immediate access to a wide range of retail options, dining, and entertainment.
- Nearby Guildford Bus Exchange ensures comprehensive transit options, including connections to other parts of Surrey and the Greater Vancouver area.
- Future SkyTrain expansion will enhance connectivity, making the site even more attractive for residents and businesses.



PHASED REDEVELOPMENT:

- The site’s size and zoning allow for a strategic, phased approach to redevelopment, optimizing construction and investment.
- Initial phases could focus on low to mid-rise residential units, with future phases incorporating higher-density elements such as a tower and enhanced amenities.



TRANSIT AND CONNECTIVITY:

- Located along the 104th Avenue transit corridor, providing convenient access to public transit and major roadways.
- The upcoming SkyTrain expansion will further improve accessibility and increase the site’s attractiveness for future developments.



# THE CITY OF SURREY



Surrey is the 2nd largest city in British Columbia as a result of sustained immigration and population growth. Population growth has led to an increase in businesses migrating to the city with some of the province’s top employers locating their head offices in the city’s core, including Coast Capital Savings, Coast Mountain Bus Company, Central City Brewing and FortisBC. Surrey is one of the largest employment centres within British Columbia with burgeoning technology, renewable energy, manufacturing, health sciences and agricultural sectors. Surrey provides a truly ideal geography offering reliable transit and automobile access from all major commercial and residential nodes in addition to pedestrian friendly networks. The City of Surrey is expected to grow by 300,000 residents over the next 30 years and eclipse the City of Vancouver as the largest city in BC.

Guildford Town Centre is characterized by overall low-density commercial development with a small amount of high-density commercial developments. Higher density residential and commercial development is expected to increase given its proximity to Highway 1. Surrey is a proven destination in a growing market with rapidly expanding professional services and feverish residential development.

## DEMOGRAPHICS

	1 KM	3 KM	5 KM
Total Population (2023)	18,574	89,098	203,722
Projected Population (2028)	18,848	97,575	217,913
Median Age	37.9	38.3	38.0
Average Household Income (2023)	\$101,281	\$111,155	\$120,663
Total Businesses (2023)	518	2,100	4,011





NEARBY AMENITIES - 10 MINUTE WALK

-  **9** SCHOOLS
-  **3** GROCERY STORES
-  **3** CAFÉS
-  **26** SERVICE PROVIDERS
-  **17** RESTAURANTS

WALK SCORE

  
WALK SCORE  
VERY WALKABLE  
**76**

  
TRANSIT SCORE  
GOOD TRANSIT  
**62**

  
BIKE SCORE  
VERY BIKEABLE  
**81**







#### ITEMS/REPORTS AVAILABLE\*

- Environmental Phase I report
- Hypothetical Plans and Schematic drawings
- Site Survey
- Preliminary subdivision plan
- Strata Documents
- Confidential Information Memorandum

\* Please ask for a confidentiality agreement





All letters of intent and offers will be submitted to the strata council for review. Each offer requires approval from the owners, represented by their strata council. For more details on the process, price guidance or to discuss your interest, please contact the listing agent.

#### **DISCLAIMER:**

The conceptual plan is hypothetical, and all interested parties are advised to conduct their own independent inquiries and investigations before making any business or financial decisions. The provided reports are for reference purposes only, and the agent, owners, and strata council are not responsible for any inaccuracies in the reports.

The property is currently designated for 4-6 storey (1.6-2.25 FSR) apartments, with any additional density subject to Community Amenity Contributions (CACs). For further clarification, please contact the City of Surrey's planning department.

#### **DISCLOSURE:**

Interested parties please contact listing broker for relevant disclosure details.



**CLICK HERE TO  
VIEW PROPERTY VIDEO**

<https://cushwk.co/3XgRFe3>

THE OFFERING PROCESS



# FOR SALE

**GENERATIONAL STRATA  
WIND-UP DEVELOPMENT  
OPPORTUNITY**

# HOLLY PARK LANE



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