

FOR SALE

9348 KING GEORGE BOULEVARD
SURREY, BC



3.5 FAR DEVELOPMENT SITE IN THE CITY CENTRE
NEIGHBORHOOD COMMUNITY PLAN

[VIEW VIDEO HERE](#)



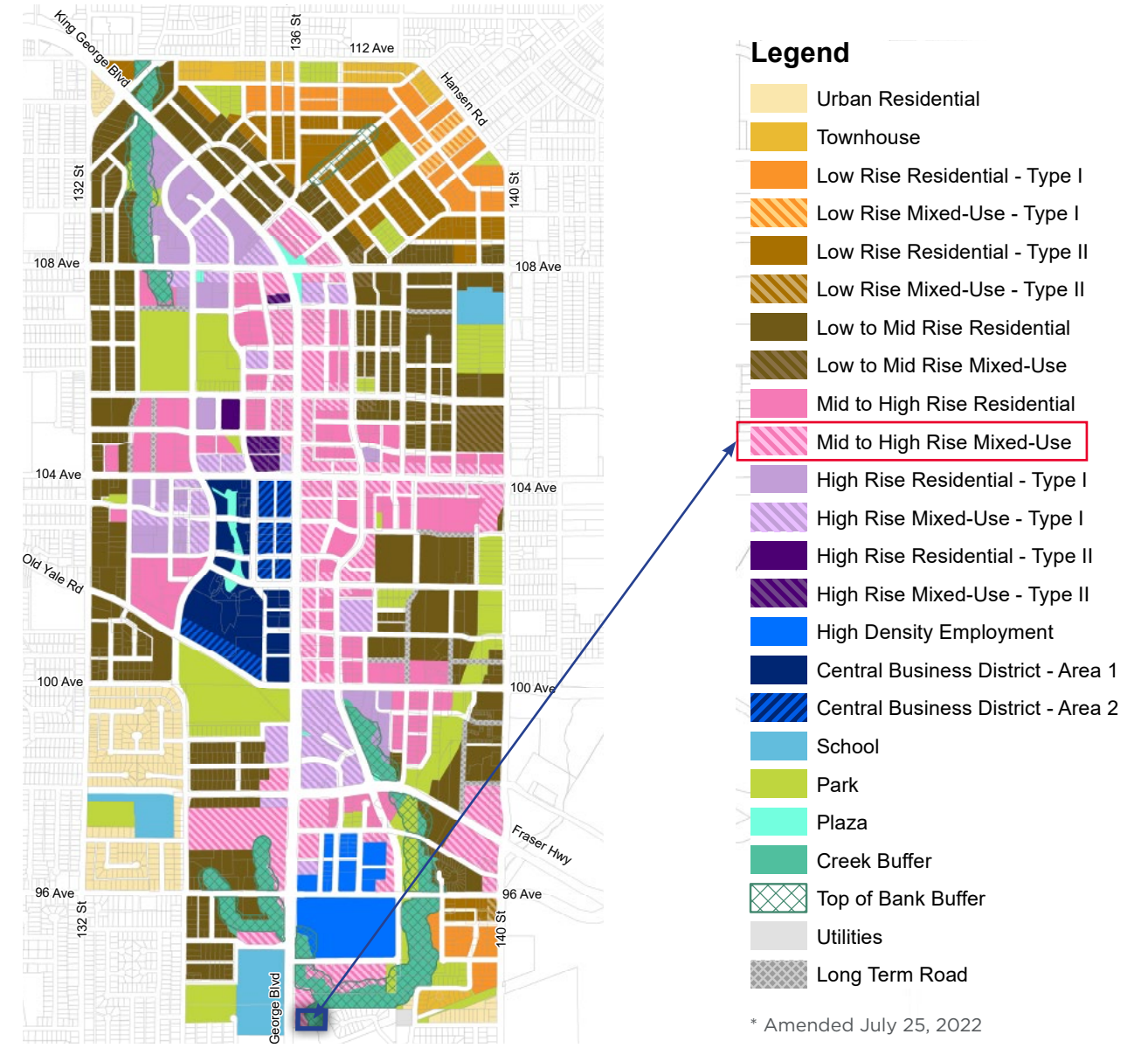
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SURREY, BC



SURREY CITY CENTRE LAND USE MAP



THE OPPORTUNITY

C&W is pleased to present an opportunity to acquire a freehold interest in 9348 King George Boulevard, Surrey, B.C.

The site totals approximately 2.3 acres and is located within the adopted City Centre Neighborhood Community Plan (NCP). The base density for the site has been set at 3.5 FAR with the ability to add additional density through the City's bonus density program.

LOCATION

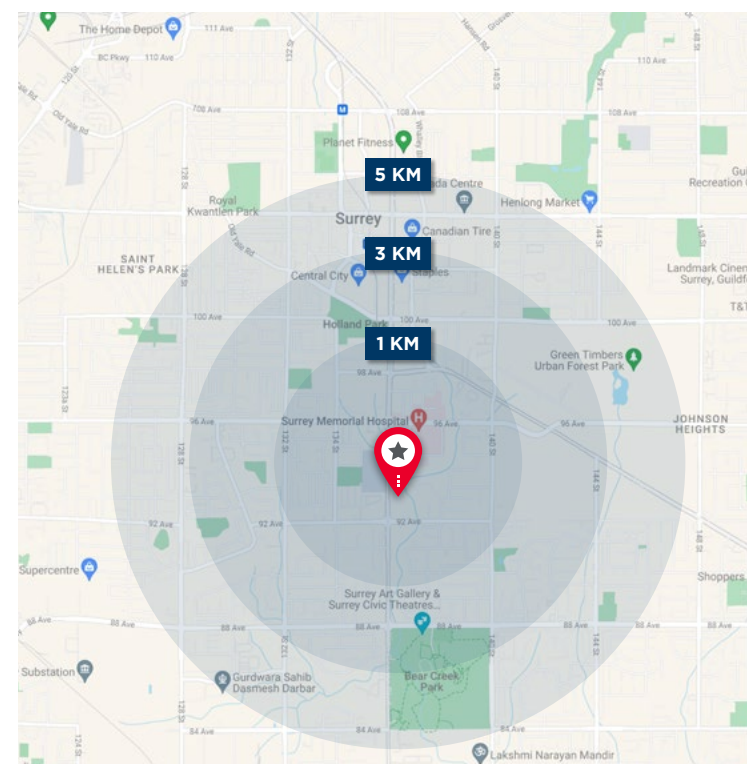
9348 King George Boulevard is exceptionally well located with direct access to several major traffic arteries in the surrounding area. The subject is several blocks from the City Centre Skytrain station along with parks and retail amenities close by. The site also offers access to the Surrey Memorial Hospital making the potential for amenity space in support of the hospital a reality.

The subject is located in a greenbelt which will offer a serene setting to future residents while providing access to all that Central City has to offer.

SALIENT DETAILS

9348 KING GEORGE BOULEVARD	
PID	009-909-052
LAND USE	Mid to High Rise 3.5 FAR
LOT AREA	99,980 SF (2.29 Acres)
ZONING	RF - Single Family Residential Zone
GROSS TAXES	\$17,513.74

DEMOGRAPHICS	1 KM	3 KM	5 KM
Population	13,271	108,196	277,109
Population Growth (2017-2022)	3.3%	2.7%	2.1%
Projected Population Growth (2022-2027)	10.4%	6.2%	5.1%
Median Age	37.4	37.4	38.2
Avg Household Income	\$101,760	\$98,882	\$103,436



NEARBY AMENITIES

- QUEEN ELIZABETH MEADOWS PARK
- KING GEORGE SKYTRAIN STATION
- QUEEN ELIZABETH SECONDARY SCHOOL
- SURREY MEMORIAL HOSPITAL
- HOLLAND PARK
- WALMART
- SHOPPERS DRUG MART
- SFU SURREY CAMPUS



FOR SALE

9348 KING GEORGE BOULEVARD

SURREY, BC



KING GEORGE HUB
Multi-Tower Mixed-Use
738 Units
320,000 SF Office
125,000 SF Retail

Towers 1 and 2 Completed

Towers 2 and 4 Under Construction

LARK CITY CENTRE 2
11 Storey Office Tower
w/ Retail
180,000 SF

Completed

LARK CITY CENTRE 1
12 Storey Office/Medical
Tower w/ Retail
300,000 SF

Completed

LARK CITY CENTRE 4
23 Storey Tower
330,500 SF Office
30,500 SF Retail

Under Construction

BELVEDERE
30 Storey Tower
275 Units

Under Construction

T SURREY CENTRAL STATION

CENTRAL CITY MALL /
SFU SURREY CAMPUS

T KING GEORGE STATION

UBC Acquisition Site

98 AVE

QUEEN ELIZABETH SECONDARY SCHOOL

96 AVE

KING GEORGE BLVD

LARK CITY CENTRE 3
10 Storey Office Tower
110,000 SF Office
7,400 SF Retail

Under Construction

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