

**AVISON  
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**FOR SALE**

# **GUILDFORD MIXED-USE REDEVELOPMENT OPPORTUNITY WITH STRONG OFFICE HOLDING INCOME**

**GUILDFORD OFFICE PARK - 15225 104TH AVENUE, SURREY, BC**



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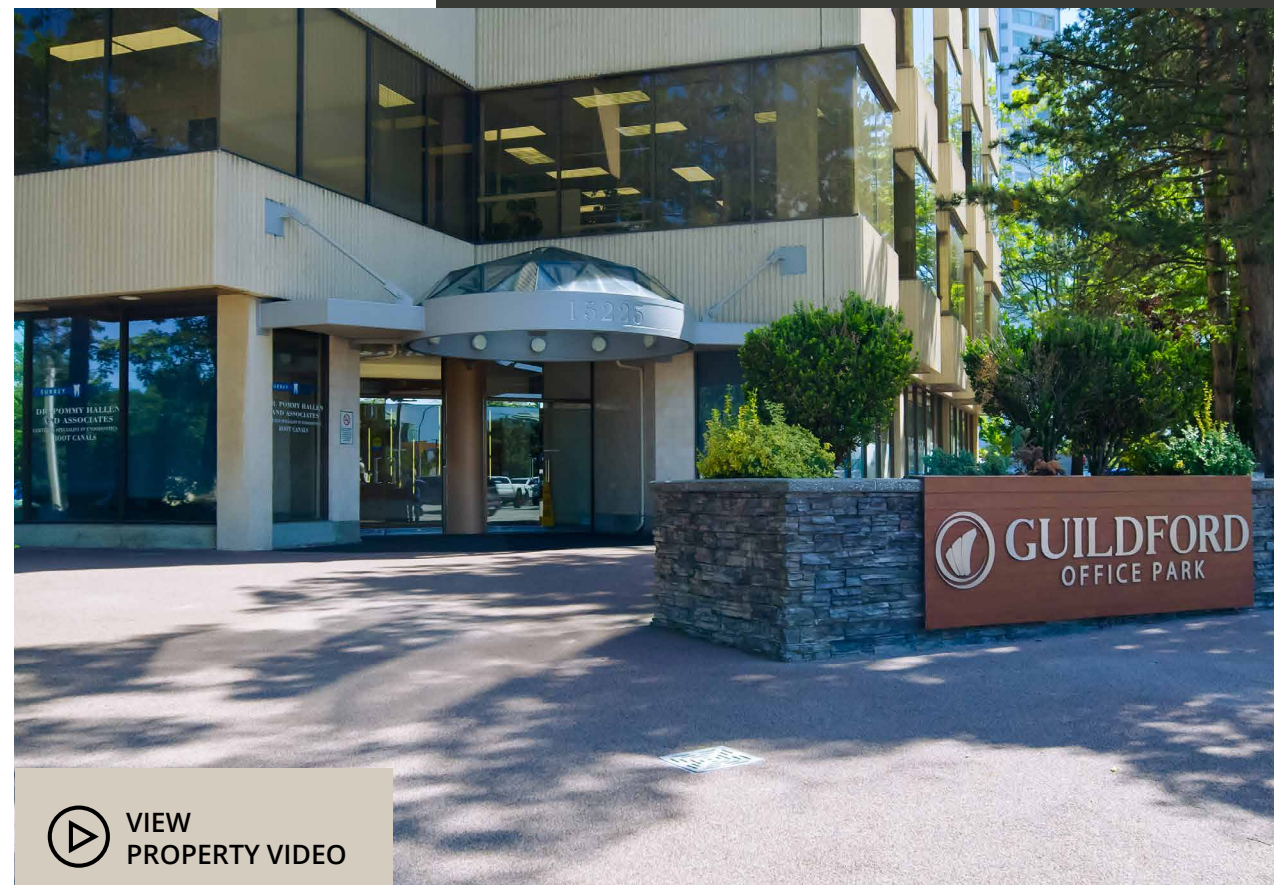
# GUILDFORD OFFICE PARK FOR SALE

## OPPORTUNITY

Avison Young is pleased to present the opportunity to acquire Guildford Office Park at the corner of 104th Avenue and 152nd Street in Surrey. This high-profile, 1.5-acre property is directly across from Guildford Town Centre, a 1.2-million sf super-regional mall with long-term intensification potential. Guildford Office Park is designated for high-rise, mixed-use redevelopment and features strong interim holding income.

## PROPERTY DETAILS

<b>MUNICIPAL ADDRESS</b>	15225 104th Avenue, Surrey, BC
<b>LEGAL DESCRIPTION</b>	Lot 42 Section 21 Block 5 North Range 1 West New Westminster District Plan 53414
<b>PID</b>	001-512-854
<b>SITE AREA</b>	1.51 acres
<b>NET RENTABLE AREA</b>	51,717 sf
<b>PARKING</b>	49 underground stalls 81 surface stalls
<b>ZONING</b>	C-35 (Downtown Commercial Zone)
<b>OCP DESIGNATION</b>	High Rise Mixed-Use (Guildford Plan)
<b>PROPERTY TAXES (2023)</b>	\$140,034.56
<b>OWNERSHIP STRUCTURE</b>	Held in bare trust
<b>VACANCY RATE</b>	16.4%
<b>STABILIZED NOI</b>	\$1,085,555









[VIEW PROPERTY VIDEO](#)

# 15225

## 104TH AVENUE

### SURREY, BC

## INVESTMENT HIGHLIGHTS

-  **Prominent location** directly adjacent to Guildford Town Centre, a 1.2 million sf super-regional mall and one of Canada's largest shopping centre sites with future intensification potential
-  **Excellent accessibility** from Surrey City Centre and the rest of Metro Vancouver via Trans-Canada Highway or rapid transit
-  **Redevelopment potential** with strong holding income as the site is designated High Rise Mixed-use
-  **Well-connected to public transit** with the nearby R1 RapidBus stop connecting Guildford to Surrey Central Station, King George Station, and Newton Exchange
-  **Walking distance** to amenities, schools, parks, and Guildford Recreation Centre
-  **Well-maintained and managed building** in one of Metro Vancouver's best-performing office markets and fastest growing municipalities

## RAPID GROWTH

Surrey is experiencing rapid growth and is expected to surpass Vancouver as the largest municipality in Metro Vancouver in 2029. Projections by BC Stats indicate that Surrey's population will exceed 1 million residents by 2044.



Source: City of Surrey - Guildford Plan

## FUTURE INTENSIFICATION OF GUILDFORD TOWN CENTRE

With 1.2 million sf of gross leasable area, Guildford Town Centre is the third-largest shopping centre in BC and directly neighbours Guildford Office Park.

The 67-acre property is expected to comprise one of the largest redevelopment projects in Canada in the coming years, continuing the intensification trend seen at other Metro Vancouver shopping centres such as Brentwood, Lougheed, Metrotown, and Oakridge.

The property will significantly benefit from its proximity to the future redevelopment of Guildford Town Centre and the influx of residents, amenities, and transit options that will follow.

### POPULATION DEMOGRAPHICS WITHIN 3KM RADIUS

**99,561**

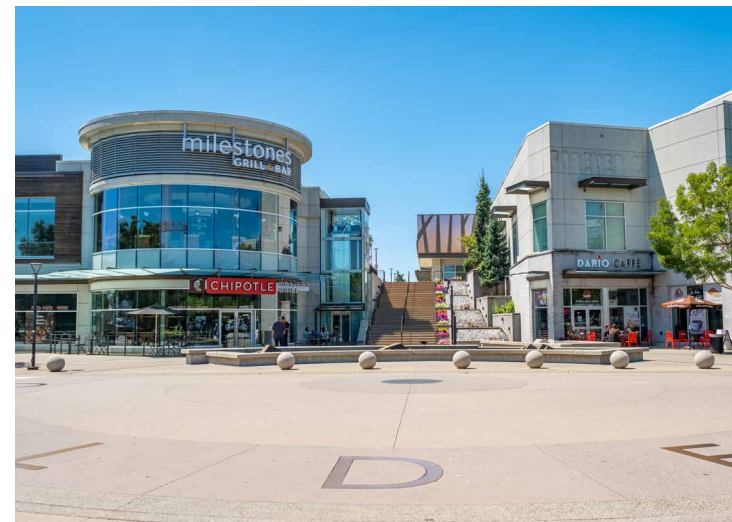
2026 POPULATION PROJECTION

**+6.9%**

POPULATION GROWTH  
2023 - 2026

**\$123,245**

2023 ESTIMATED AVERAGE HOUSEHOLD INCOME



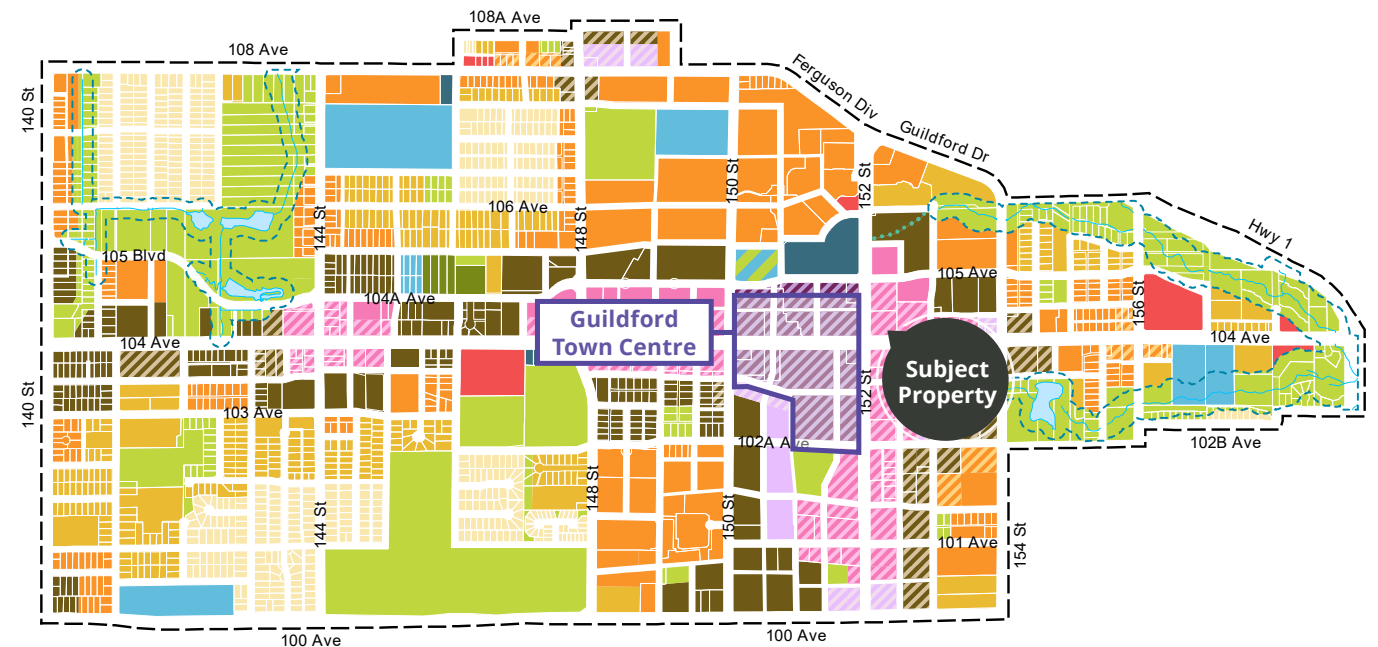
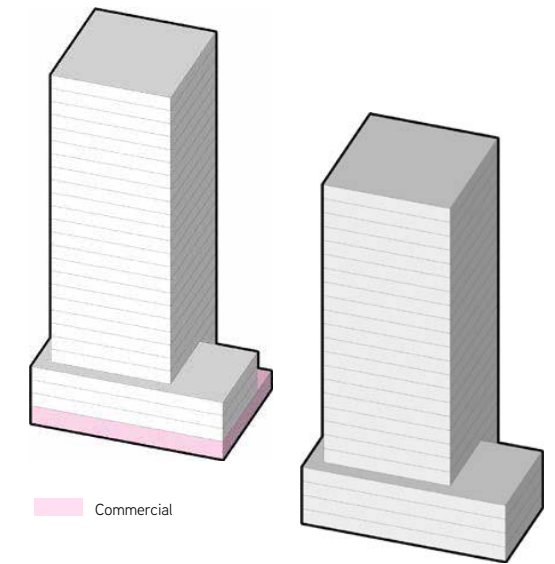
## REDEVELOPMENT OPPORTUNITY

Approved by Surrey City Council in October 2023, the Guildford Plan outlines a comprehensive strategy for the area's sustainable growth. Within this framework, Guildford Office Park is designated as High Rise Mixed-Use, which supports transit-oriented density through a blend of residential, office and retail spaces.

### Development highlights

- Designated up to 3.50 FAR, with opportunity for bonus density given the property's prominent corner location and surrounding approved developments
- 4 - 6 storey podium with market residential condos above (bonus density may require Affordable Housing components)
- Highly efficient 1.5-acre site with prime frontage

### HIGH RISE MASSING EXAMPLES



### LEGEND

Core Mixed-Use	Low to Mid Rise Mixed-Use	Urban Residential	Park/School
High Rise Mixed-Use	Low to Mid Rise Residential	Commercial	Metro Vancouver Reservoir
High Rise Residential	Low Rise Transition Mixed-Use	Civic	
Mid Rise Mixed-Use	Low Rise Transition Residential	Parks and Natural Areas	Riparian Buffer
Mid Rise Residential	Townhouse	School	Watercourse Daylighting Opportunity

Note: Additional roads or lanes, not identified on this figure, may be required as determined on a case-by-case basis.

Massings & Land Use Concept Map.  
Source: City of Surrey - Guildford Plan

# LOCATION OVERVIEW



**Drive times:**  
 Port Mann Bridge: **3 MINUTES**  
 Surrey City Centre: **9 MINUTES**  
 Coquitlam City Centre: **12 MINUTES**  
 Burnaby: **15 MINUTES**  
 Langley City: **16 MINUTES**



**R1 RapidBus times:**  
 Surrey Central SkyTrain Station: **12 MINUTES**  
 Newton Exchange: **32 MINUTES**



## PROPOSED DEVELOPMENTS



**1**  
**VIVRE**  
**15200 GUILDFORD DRIVE**  
**Developer:** Solterra Development Corp  
**Achieved density:** 4.49 FAR, 20 storeys, 175 units  
**Status:** Pre-sales



**2**  
**15269 104TH AVENUE**  
**Developer:** Pacific Reach  
**Proposed density:** 4.20 FAR (incl. existing hotel), 31 storeys, 280 units  
**Status:** Third reading



**3**  
**STEELIX**  
**15330 102A AVENUE**  
**Developer:** Steelix Developments  
**Proposed density:** 4.30 FAR, 22 storeys, 296 units  
**Status:** Third reading



**4**  
**THE STANDARD**  
**15110 101 AVENUE**  
**Developer:** Private  
**Proposed density:** 4.20 FAR (blended), 24 storeys, 270 units  
**Status:** Third reading



**DOWNLOAD CONFIDENTIALITY AGREEMENT TO ACCESS  
THE COMPREHENSIVE DATA ROOM FOR THE OFFERING**

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