

LONDON PACIFIC



MEDIUM DENSITY DEVELOPMENT OPPORTUNITY

9480, 9492, 9500, 9510, 9520, 9530, 9540, 9550 119A STREET
DELTA BC

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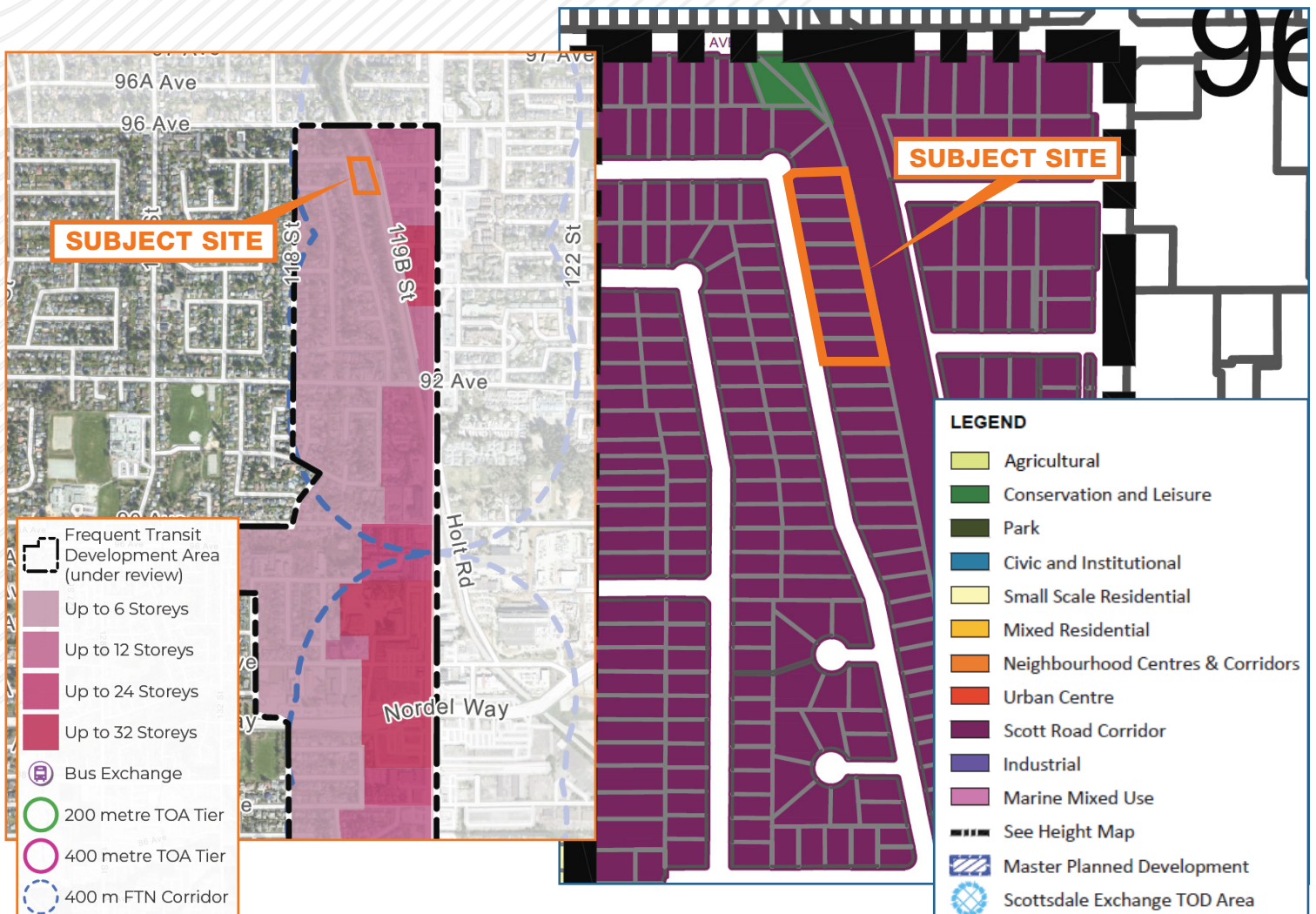
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DEVELOPMENT OPPORTUNITY

London Pacific is pleased to present an exclusive opportunity to acquire a ±70,948 SQFT development site in North Delta's Scott Road Corridor, a primary growth area designated under Delta's newly adopted Official Community Plan (OCP). The site is positioned for mid-rise developments of up to 6-storays, aligning with the City's strategic vision for transit-oriented density centred on the new R6 Scott Road RapidBus service.

The site offers excellent access to the R6 RapidBus, connecting to key transit hubs including Scott Road Station, Scottsdale Exchange, and Newton Exchange. Major highways are easily accessible, offering exceptional connectivity to Vancouver, New Westminister, Richmond, and beyond.

As one of Delta's key growth areas, the Scott Road Corridor is gaining significant traction, with increasing demand for projects and several already advancing through the rezoning process, highlighting its strong growth potential.



DEVELOPMENT OVERVIEW

- » Located in North Delta's Scott Road Corridor, a rapidly growing area with strong connectivity to Surrey, New Westminister, Richmond, and Vancouver.
- » Poised for significant growth with rising population density, limited housing supply in Delta, and strong demand supported by Metro Vancouver's long-term planning initiatives.
- » Close to schools, parks, shopping centers, and recreational facilities.
- » Within a 10-minute walk to the R6 Rapid Bus Stop and multiple bus routes connecting around Delta and Surrey.
- » Convenient access to major highways, including Highway 91, Highway 17, and Highway 99 for easy regional connectivity.



SALIENT FACTS:




Address:	9550, 9540, 9530, 9520, 9510, 9500, 9492, 9480 119A Street, Delta
Neighbourhood:	North Delta
Gross Site Area:	± 70,948 SQFT
Dimensions:	± 485 ft x 152 ft
OCP Land Use Designation:	Scott Road Corridor
Height Limit:	6-Storeys
Price:	Contact Agents

MARKET ANALYSIS

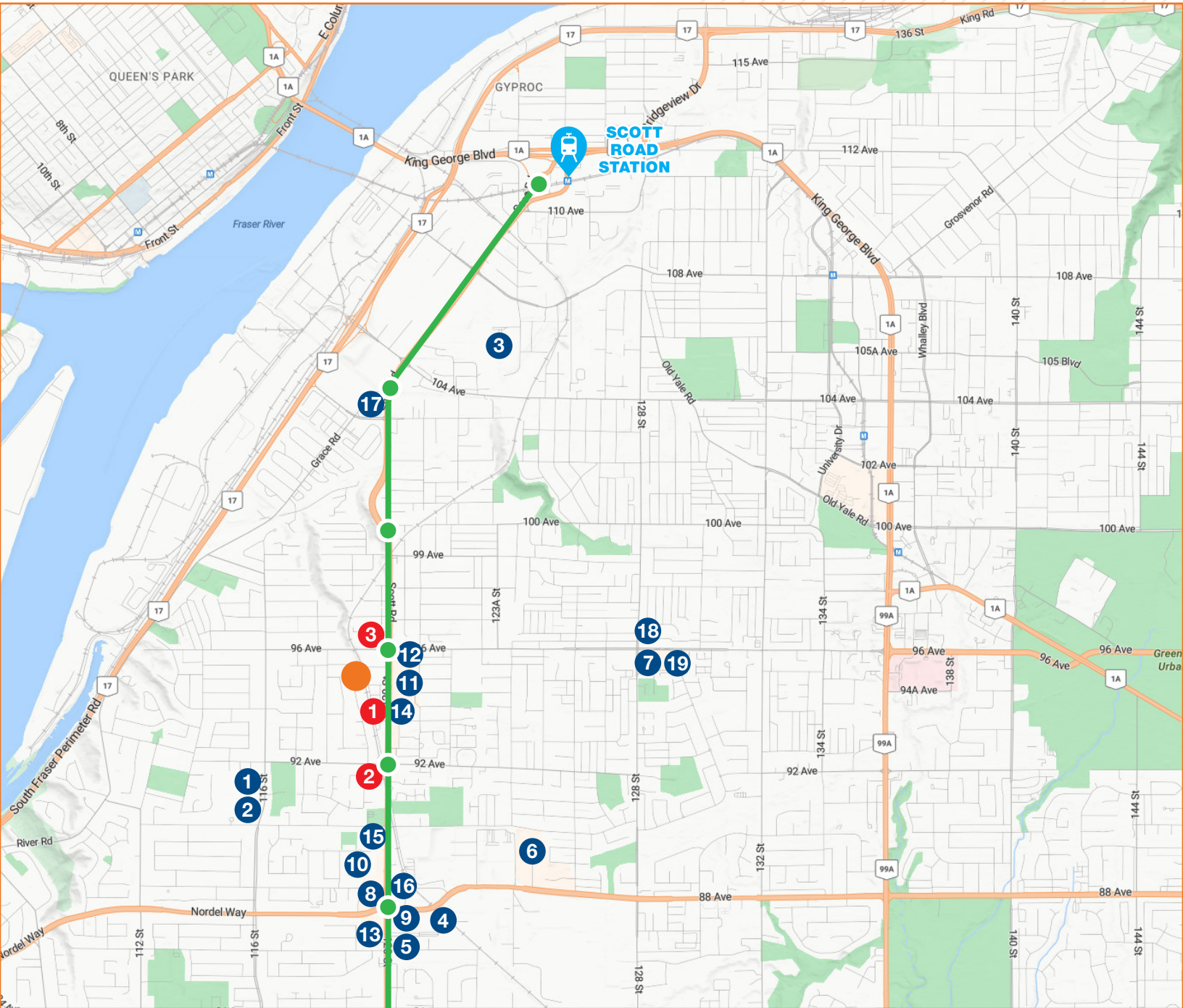
The Scott Road Corridor, designated as a Major Transit Growth Corridor in Metro 2050 and a key component of the Regional Transportation Strategy, presents a unique development opportunity in North Delta’s rapidly expanding community. North Delta is projected to grow by 24,000 residents, requiring 10,000 new homes by 2051. A significant portion of this growth, approximately 14,000 residents and 6,100 households, is concentrated within the Scott Road Corridor. With limited new developments in the area and rising housing demand, recent presale activity underscores the corridor’s strong market potential.

Market trends indicate that new mid-rise developments in the corridor have demonstrated healthy market interest. Phase 1 of The Scott + 77 project sold out in Q2 2024 at an average price of \$930 per SQFT. Phase 2, launched in Q3 2024, has sold 62 of 142 units, with prices averaging \$964 per SQFT, reflecting continued demand in the area.

As North Delta continues to evolve into a key development hub, investors and developers have a prime opportunity to shape the community’s future while capitalizing on demonstrated market demand.

Project	SCOTT + 77 (PHASE 2)	SCOTT + 77 (PHASE 1)	VILLAGE AT SUNSHINE HILLS
			
Release Date	Q3 2024	Q2 2024	Q3 2023
Developer	Realco Properties	Realco Properties	JPS Developments
Total Units	142	149	90
Sold Units	62	149	90
Status	Now Selling	Sold Out	Sold Out
Average Price / SF	\$964 / SQFT	\$930 / SQFT	\$885 / SQFT
Average Total Price	\$635,276	\$612,870	\$560,205

SITE LOCATION



AMENITIES

- | | |
|----------------------------|--------------------|
| 1 Delview Secondary School | 11 Dollarama |
| 2 Gibson Elementary School | 12 Pharmasave |
| 3 Khalsa School | 13 Anytime Fitness |
| 4 Save-On Foods | 14 RBC Royal Bank |
| 5 Shoppers Drug Mart | 15 Cave Athletics |
| 6 Walmart | 16 Chaiwala |
| 7 NOFRILLS | 17 Starbucks |
| 8 Tandoori Flame | 18 Fruiticana |
| 9 Boston Pizza | 19 McDonalds |
| 10 Immaculate Conception | |

 **SUBJECT SITE**

 **R6 Rapid Bus**

DEVELOPMENT APPLICATIONS

- | | |
|---|-----------------------|
| 1 | BMG Real Estate |
| 2 | Sandhill Developments |
| 3 | Maple Leaf Homes |

DRIVING

- 8 min Scott Road SkyTrain Station
- 10 min Surrey Memorial Hospital
- 10 min Surrey City Centre
- 10 min Simon Fraser University
- 10 min Future UBC's Surrey Campus
- 15 min Strawberry Hill Shopping Centre

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